



2 Seething Lane, London, EC3N 4AT

A New Grade A Office Scheme

2,347 - 10,153 sq ft

- Contemporary Grade A office accommodation
- LED lighting
- Large terrace on upper floors
- 2 x passenger lifts
- Outstanding views of Tower Bridge and City skyline
- VRV AC
- Commissionaire
- Bike racks & shower facilities

2 Seething Lane

London, EC3N 4AT

CROSSLAND
OTTER HUNT



Summary

Available Size	2,347 to 10,153 sq ft / 218.04 to 943.24 sq m
Rent	£32.50 - £52.50 per sq ft
Service Charge	£12.07 per sq ft Guide
EPC	Upon enquiry

Description

The office has undergone a comprehensive refurbishment to provide a modern Grade A office scheme with exposed services.

Location

The property is located in the City of London, on the west side of Seething Lane with Fenchurch Street to the north and Mark Lane running adjacent to the west. The property is located opposite the Trinity Square Garden development.

The property is well connected, located in close proximity to Tower Hill (Circle and District lines) and Monument (Central and District lines) underground stations, Tower Gate station (DLR) and Fen-church Street (National Rail) railway station.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
2nd	3,911	363.34	To Let	£59.50	£22.51	£12.07
1st	3,895	361.86	To Let	£49	£20	£12.07
Lower Ground	2,347	218.04	To Let	£30	£9.24	£12.07
Total	10,153	943.24		£46.17	£17.25	£12.07

Viewings

Through the joint sole agents, Crossland Otter Hunt and Cushman & Wakefield.

Terms

A new lease for a term by arrangement.



Richard Lockhart

020 7399 2735 | 07780661096

richard@coh.eu



Phil Frenay

02073992742 | 07818566174

phil@coh.eu

Alex Novelli (Cushman & Wakefield)

0203 296 2133 | 0786 059 4752

alex.novelli@cushwake.com

Tom Bremner (Cushman & Wakefield)

020 3296 4717 | 0771 520 0972

tom.bremner@cushwake.com