



## 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	3,911 to 7,894 sq ft / 363.34 to 733.38 sq m
Rent	£59.50 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	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
2nd	3,911	363.34	£59.50	£24.34	£12.07	Available
1st	3,895	361.86	£49	£20	£12.07	Under Offer
Lower Ground	2,347	218.04	£30	£9.24	£12.07	Under Offer
<b>Total</b>	<b>10,153</b>	<b>943.24</b>	<b>£46.17</b>	<b>£17.86</b>	<b>£12.07</b>	

## Viewings

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

## Terms

A new lease for a term by arrangement.



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