



1-3 College Hill, London, EC4R 2RA

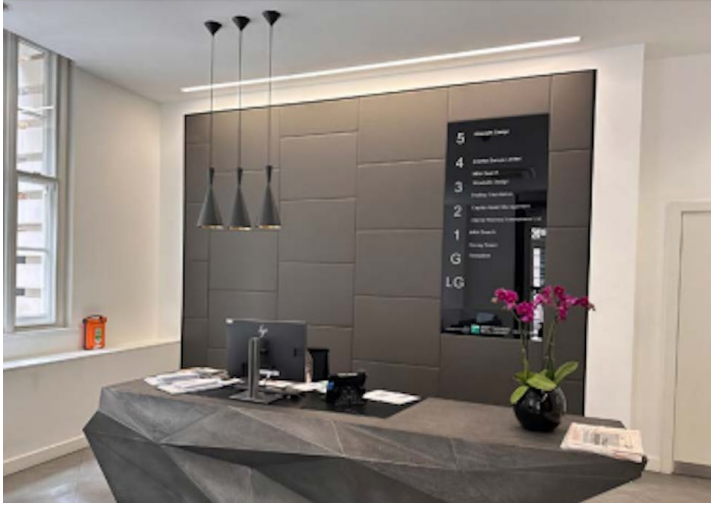
High Quality Fully Fitted Offices To Let

- Air conditioning
- New LED lighting and raised access floor
- 24 Hour access
- Manned reception
- Fully fitted
- Shower facilities
- Fibre connectivity
- Common parts will be refurbished

1-3 College Hill

London, EC4R 2RA

CROSSLAND
OTTER HUNT



Summary

Available Size	1,081 to 5,864 sq ft / 100.43 to 544.78 sq m
Rent	£65 per sq ft
Service Charge	£15.99 per sq ft
EPC	Upon enquiry

Accommodation

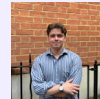
The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Ground	2,683	£65	£20	£15.99	£22,579.68	Available
1st - West	2,196	£65	£21.94	£15.99	£18,836.19	Available
4th - West	1,081	£65	On Application	£15.99	£7,295.85	Under Offer
Total	5,960	£65	£20.97	£15.99	£48,711.72	



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Description

1 College Hill is a distinguished Grade A office building with a rich heritage, originally serving as one of six City of London Police Stations during the Victorian era. The building features an impressive manned reception and modern end-of-trip facilities, with floorplates ranging from 1,000 sq ft to 2,700 sq ft.

Location

The building enjoys a prime corner location with excellent transport links. It is within 200 meters of Cannon Street (Mainline, Circle and District Lines), Bank (Central, Waterloo & City, Northern Lines, and DLR), and Mansion House (Circle and District Lines). Additionally, Waterloo Station is within easy walking distance.