



OFFICE TO LET

100 LOWER THAMES STREET

London, EC3R 6DL

REFURBISHED OFFICE SPACE AVAILABLE ON LOWER THAMES STREET

[HTTPS://100LOWERTHAMESSTREET.COM/](https://100lowerthamesstreet.com/)

2,928 TO 6,138 SQ FT (272.02 TO 570.24 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

100 LOWER THAMES STREET

London, EC3R

TO REQUEST A VIEWING CALL US 0207 338 4000



BNP PARIBAS
REAL ESTATE

www.realestate.bnpparibas.co.uk

DETAILS



DESCRIPTION

100 Lower Thames Street is a substantial office building arranged over ground and eight upper floors. The building benefits from a substantially refurbished, double height entrance off St Mary At Hill. The 5th has been split to form 2 refurbished new Cat A Suites. Both suites benefit from river and Southbank views.

ACCOMMODATION

The accommodation comprises of the following

Floor/Unit	Size	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
5th	5,243 sq ft	£55	£18.40	£12.57	Let
8th	4,844 sq ft	-	On Application	On Application	Coming Soon
5th	3,210 sq ft	£57.50	£18.40	£12.57	Available
Ground	2,928 sq ft	-	On Application	On Application	Available
Total		£56.25	£18.40	£12.57	

KEY FEATURES

- Substantially refurbished reception
- New secure bike storage
- Shower facilities
- Very good natural light
- New LED lighting
- Refurbished air conditioning

OUTGOINGS

- Rent: £57.50 per sq ft
- Rates: £18.60 per sq ft
- Service charge: £13.59 per sq ft

100 LOWER THAMES STREET

London, EC3R

TO REQUEST A VIEWING CALL US 0207 338 4000



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

LOCATION



The building is prominently located on the corner of Lower Thames Street and St Mary At Hill. Communications are excellent with both Monument (Circle, District, Central, Northern), Tower Hill (Circle, District and DLR) and Cannon Street underground stations within a few minutes walk.

CONTACT US

Robert Rooney
07469 403 225
robert.rooney@realestate.bnpparibas

Ben Rainbow
ben.rainbow@realestate.bnpparibas

BNP Paribas Real Estate (City Agency, City Office
Leasing)
5 Aldermanbury Square, London, EC2V 7BP

www.realestate.bnpparibas.co.uk
0207 338 4000
realestate.enquiries@bnpparibas.com
[linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK](https://www.linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK)

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Generated by Agentsinsight / Generated on 04/06/2024

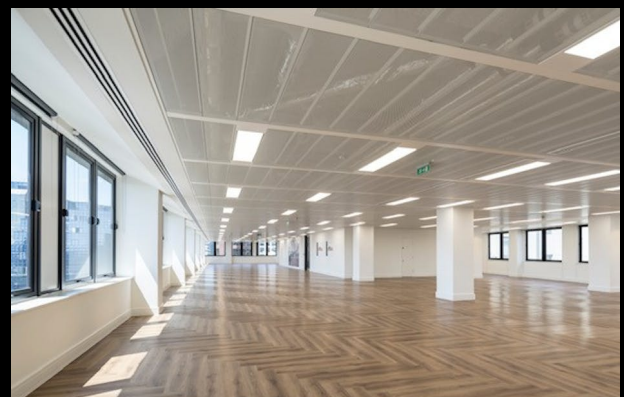
100 LOWER THAMES STREET, LONDON, EC3R 6DL

TO REQUEST A VIEWING CALL US ON 0207 338 4000



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk



100 LOWER THAMES STREET, LONDON, EC3R 6DL

TO REQUEST A VIEWING CALL US ON 0207 338 4000



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

