

LOWER THAMES STREET  
LONDON EC3

100

6,831 - 15,259 Sq. Ft  
Newly refurbished offices to let



## Contemporary and stylish new workspace in CAT A condition

100 Lower Thames Street offers up to 15,259 sq. ft of flexible office space, with the 5th and 7th floors refurbished.

The reception has been substantially refurbished, and provides an impressive welcome with contemporary finishes.

### SPECIFICATION

-  Hybrid suspended ceilings
-  Refurbished reception
-  Very good natural light
-  Refurbished air conditioning
-  New secure bike storage
-  New passenger lifts
-  Raised floors
-  Shower facilities
-  New LED lighting



7th Floor Indicative Fit-out CGI

## Flexible accommodation with stunning views over the River Thames

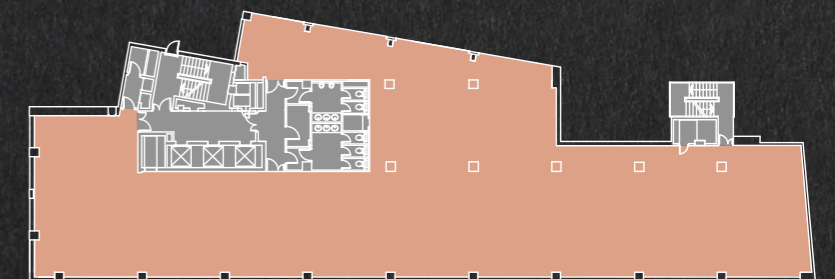


### ACCOMMODATION

| Floor        | Sq Ft         | Sq M           |
|--------------|---------------|----------------|
| 7th          | 6,867         | 638.0          |
| 5th          | 8,428         | 783.0          |
| <b>Total</b> | <b>15,295</b> | <b>1,421.0</b> |

### 7TH FLOOR PLAN

6,867 Sq Ft to Let (638.0 Sq M)

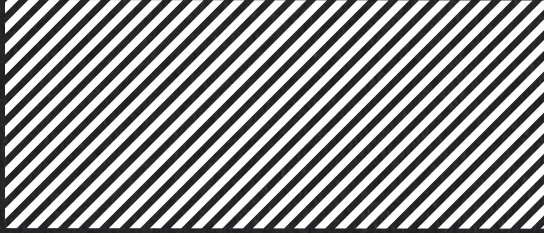


Office Reception Core

Plan not to scale, for indicative purposes only.



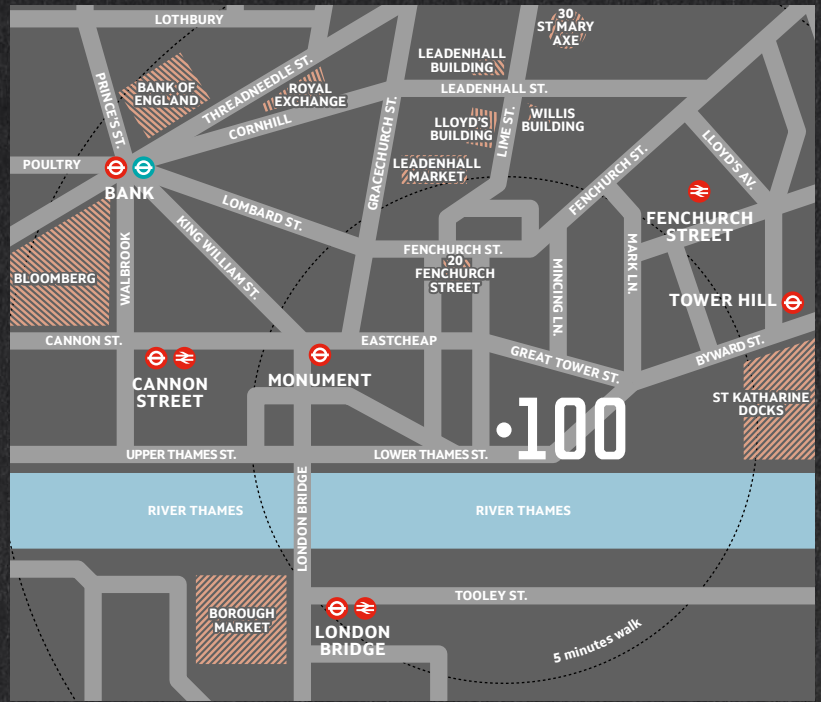




## Positioned amongst an array of local amenities and transport links

The building benefits from an excellent City location, situated on Lower Thames Street and within close proximity to the River Thames.

The local area offers a diverse range of amenities, cafés and restaurants with Leadenhall Market, Borough Market and the Royal Exchange located nearby.



**03** Mins Walk

**Monument**

**05** Mins Walk

**Fenchurch Street**

**06** Mins Walk

**Cannon Street**

**07** Mins Walk

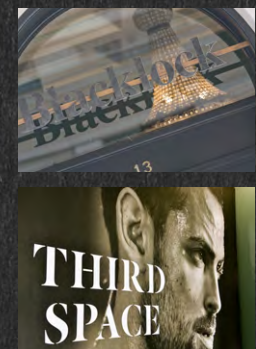
**Bank**

**07** Mins Walk

**Tower Hill**

**10** Mins Walk

**London Bridge**



### TERMS

Upon application.

**Michael Umfreville**  
020 7338 4829  
michael.umfreville@realestate.bnpparibas

**Penny McAteer**  
07880 078 703  
penny.mcateer@realestate.bnpparibas



### VIEWINGS

Strictly through ourselves or joint-letting agents.

**Nick Russell-Smith**  
020 7456 0707  
nrs@newtonperkins.com

**Jonathan Beilin**  
020 7456 0727  
jtb@newtonperkins.com



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited and Newton Perkins 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 or Newton Perkins 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. October 2021.