

THIRTY

ST MARY AXE LONDON EC3

5,753 SQ FT TOP QUALITY
FULLY FITTED PART 12TH FLOOR
WITH COMMANDING VIEWS

THIRTY

PRIME GRADE A FULLY FITTED, FURNISHED AND CABLED SPACE

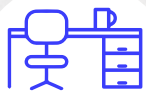
Thirty St Mary Axe is a renowned landmark building and provides a first class arrival experience, with a newly re-imagined entrance hall.

The Part Level 12 comprises 5,753 sq ft and enjoys spectacular views across the City. The space is available fully fitted with nearly new desking, cabling, break out areas, and with a mix of open plan office areas and meeting rooms/private offices.



THE HIGHEST OF SPECIFICATIONS

Re-imagined main entrance hall	2.75m Floor to Ceiling Height
16 x 21 person passenger lifts	Dual Power Supply
Four-pipe fan coil air-conditioning	24 Hour Access & Security
Fully Accessible Raised Floors	Bike racks
LED Lighting	2 x Goods Lifts

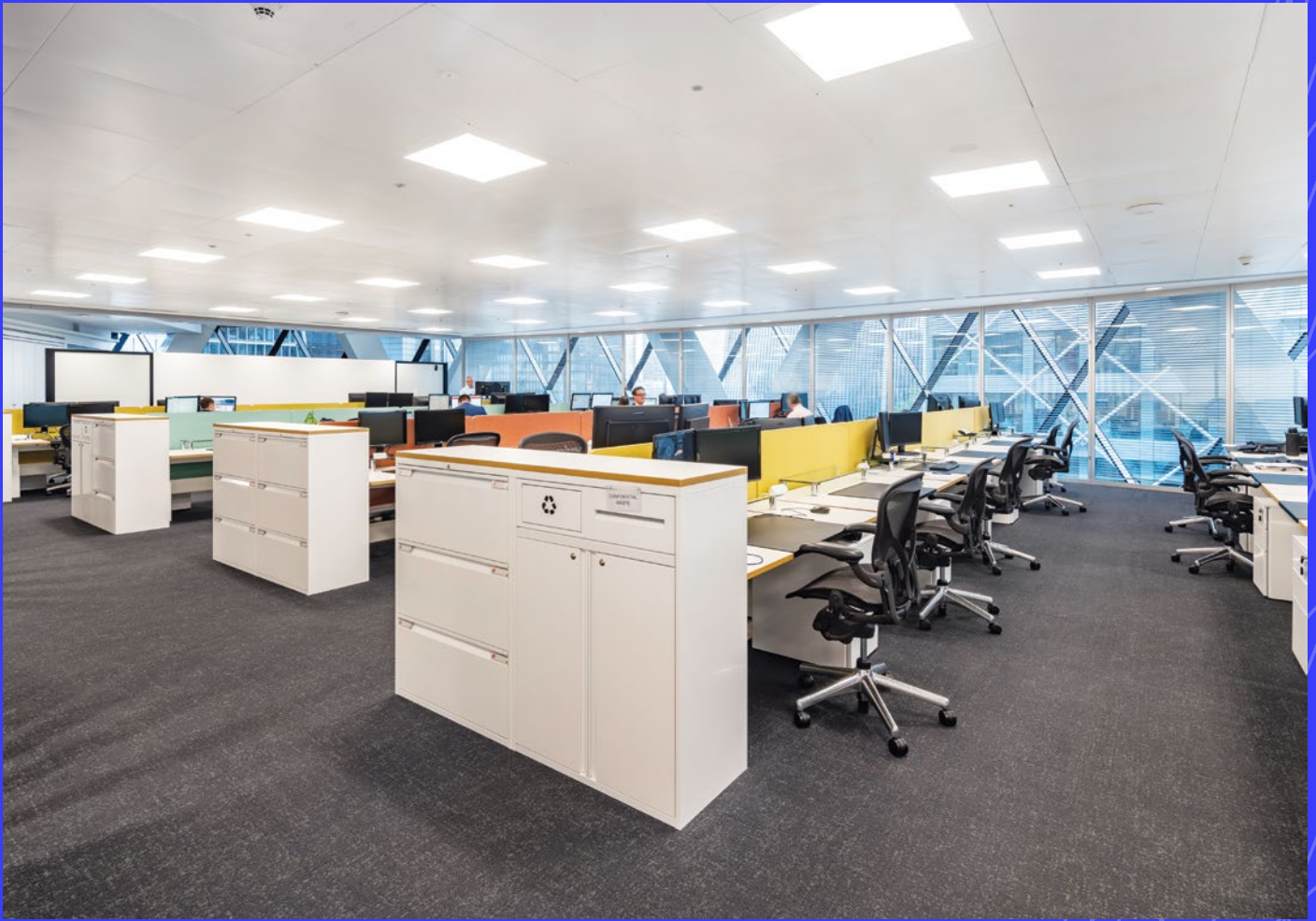


Prime Grade A
plug & play space



Iconic City
building with
stunning views




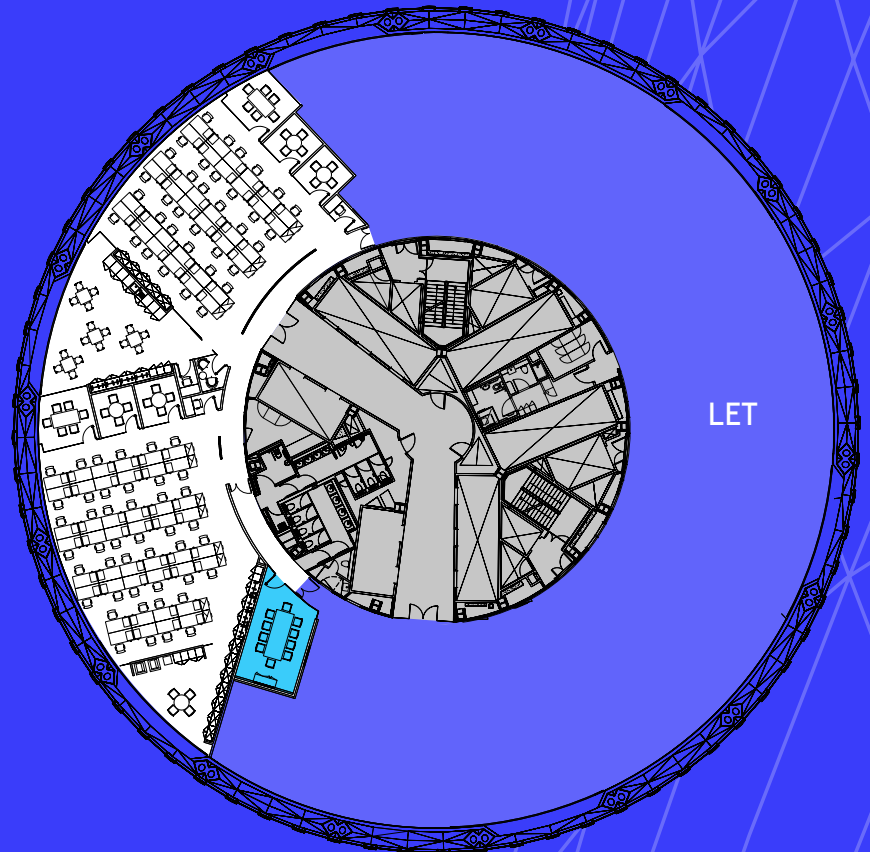


FULLY FITTED AND READY FOR OCCUPATION

Part Level 12 Plan 5,753 Sq Ft (534.5 Sq M)

Workstations	80
2 person meeting room	01
4 person meeting rooms	04
6 person meeting room	02
1 person quiet rooms	03
Breakout areas	02
Kitchen	01
Occupancy total	80

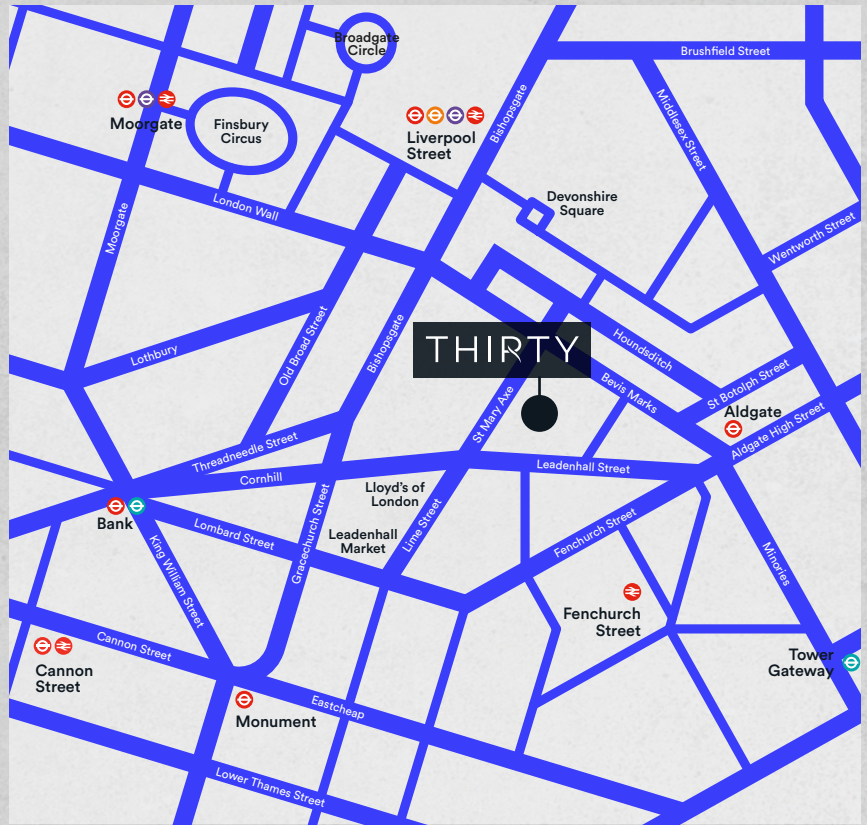
 Boardroom available on booking system



LOCATION

Thirty St Mary Axe is situated within close proximity to Lloyds of London, Leadenhall Market and Broadgate all situated within the City's "Tower Cluster" of internationally recognised occupiers from the insurance, finance, professional, technology and media sectors.

Local transport links are excellent with Liverpool Street, Bank, Fenchurch Street and Aldgate mainline and underground stations all within a few minute's walk.



CONNECTIONS

ALDGATE



mins walk



FENCHURCH STREET



mins walk



LIVERPOOL STREET



mins walk



TOWER HILL



mins walk



BANK



mins walk



MONUMENT



mins walk



VIEWINGS

Strictly through sole letting agents:

BEN HODDER
07880 242 178
ben.hodder@bbgreal.com

EPC

EPC Rating B(50).

DAISY WALDER
07701 364 755
daisy.walder@bbgreal.com

TERMS

Upon application.

DAVID ALCOCK
07971 191 972
david.alcock@bbgreal.com

bbg
real estate advisers