

**AVISON
YOUNG**

Iconic Building CAT A Offices To Let

The Gherkin
30 St Mary Axe
EC3

5,162 - 41,828 sq. ft
(479.6 - 3,885.8 sq. m)

Links to Virtual Tours:

[10th - 11th Floors - Click Here](#)

[Pt 13th Floor - Click Here](#)

Highlights

- Refurbished to CAT A
- 2.75m floor to ceiling height
- LED lighting
- 4 pipe fan coil air conditioning
- Fully accessible raised floors
- Demised WCs
- 24 hr security and access
- 16 x 21 person high speed passenger lifts
- 2 x goods lifts
- Dual power supply
- Searcy's restaurant/bar
- Refurbished reception

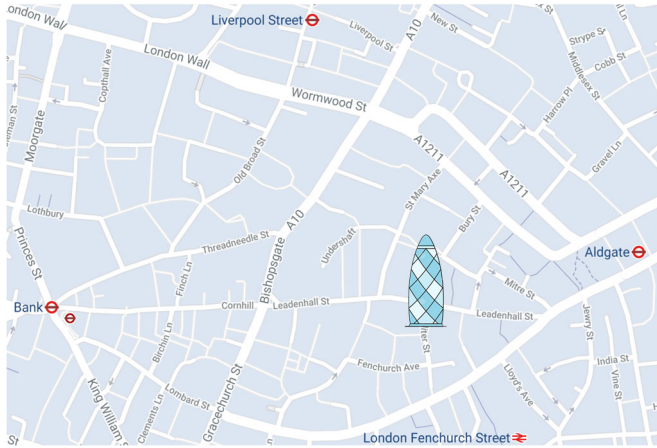


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Location

30 St Mary Axe is situated in the heart of the City of London within the tower cluster which in recent years has attracted occupiers from the technology, media, finance and insurance sectors.



Description

On behalf of Swiss RE, we have 3 office floors remaining in one of London's most iconic buildings. Designed by Norman Foster, both floors benefit from impressive views over London. The level 10 office accommodation has been refurbished to CAT A and the reception has recently been modernised.

Accommodation

Floor	Sq Ft	Sq M
14	18,618	1,729.6
13 (part)	5,162	479.6
10	18,048*	1,676.7
TOTAL	41,828	3,885.8

*split from 9,000 sq. ft

Terms

A new sublease (s) is available for a term by arrangement up to July 2031 contracted outside of the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 (Part II) as amended.

Rent

£62.50 per sq. ft. per annum (No VAT)

Rates

£22.00 — £23.54 per sq. ft (2021/22)

Service Charge (year ending December 2021)

10th and 14th floor: £14.66 per sq. ft

13th floor: £16.09 per sq. ft

VAT

The property is not elected for VAT purposes

EPC Rating

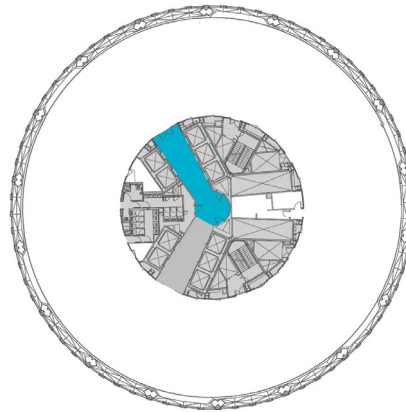
EPC Rating B (50)

Virtual Tours

[10th - 11th Floors - Click Here](#)

[Pt 13th Floor - Click Here](#)

Floorplan (Level 10)



Not to scale. For indicative purposes only.

For further information or to arrange a viewing please contact:

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July 2021

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