



# AVISON YOUNG

## Fitted Offices To Let **£19.50 psf**

140 London Wall  
London  
EC2

11th Floor  
6,144 sq. ft (570.8 sq. m)

**Virtual Tour - [Click Here](#)**



## Highlights

- Fully fitted offices
- Mixture of cellular & open plan
- Cabling in situ
- Stunning views
- Bicycle spaces
- Air Conditioning
- Suspended ceilings
- Recessed lighting
- Pendant lighting
- Under floor trunking
- Furniture by arrangement



\*Furniture not included

08449 02 03 04

[avisonyoung.co.uk/15051](http://avisonyoung.co.uk/15051)

## Location

140 London Wall is situated on the North side of London Wall adjacent to the Museum of London. The building benefits from having two entrances at ground floor level via London Wall (with taxi drop off point) and via the podium level on the City High Walk. Transport links are excellent with St Paul's, Moorgate, Barbican and Farringdon stations all nearby providing access to the underground and overground networks.



## Description

The 11th floor benefits from a client suite with a reception area, a large board room and four other meeting rooms. The remaining area is largely open plan with a kitchen/break-out area. The space is fully cabled and benefits from great views.

## Accommodation

Floor	Sq Ft	Sq M
12th	LET	LET
11th	6,144	570.8
7th	LET	LET
Total	6,144	570.8

## Terms

The floor is available by way of a sublease for a term by arrangement until December 2021. The lease is offered outside the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

## Rent

£19.50 per sq. ft

## Rates

£15.03 per sq. ft (2021/22)

## Service Charge

Fixed at £10.00 per sq ft subject to annual RPI increases

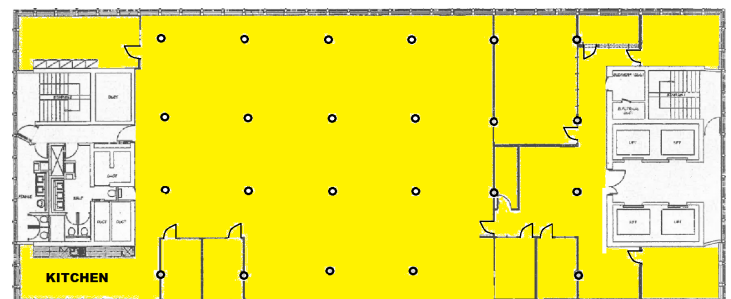
## VAT

The property is elected for VAT purposes

## EPC Rating

EPC Rating E 110

## Floorplan (historic layout)



For further information or an appointment please contact :

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