

Offices To Let

24 Creechurch Lane
London
EC3

3 floors to let
3,504 - 11,558 sq. ft
(325.5 - 1,074.1 sq. m)



Virtual Tour - [Click Here](#)

Highlights

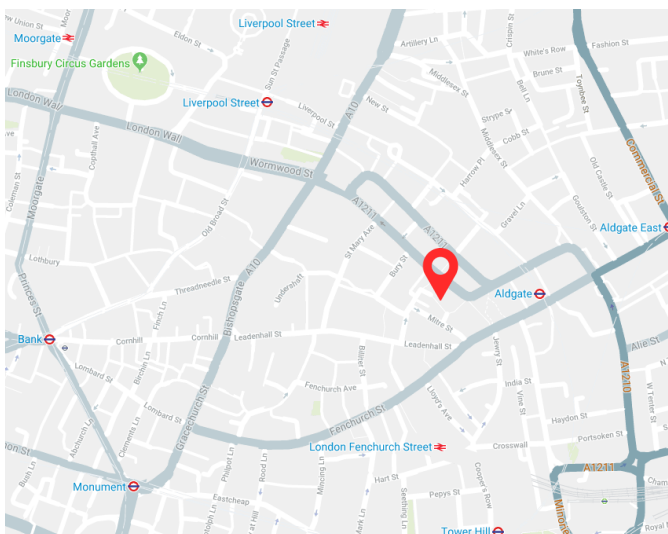
- Remodelled reception
- 3rd floor fitted office
- 2nd floor shell & core
- 1st floor fitted office
- Passenger lift
- Raised floor (1st & 3rd))
- Air conditioning (1st & 3rd)
- 2nd floor 5m floor to ceiling
- Yoga studio and gym on ground floor
- Close proximity to Aldgate & insurance markets



08449 02 03 04
avisonyoung.co.uk/14862

Location

24 Creechurch is located within a short walk from the iconic 'Gherkin' and Lloyd's buildings. The property offers good transport links with Liverpool Street, Fenchurch Street, Bank, Monument and Aldgate stations all close by. In addition, it is near to the Leadenhall Market and Whitechapel which offer an array of restaurants. The immediate environment is complimented by the neighbouring 1 Creechurch Place.



Description

The property comprises an office building arranged over lower ground, ground and three upper floors with the contemporary yoga studio FLY LDN on the ground floor.

The first floor is currently fitted out with 5 meeting rooms and a board room and benefits from new LED lights and refurbished toilets.

The second floor is available in a shell and core condition and benefits from a generous 5m floor to ceiling height. The 3rd floor is in a second hand fitted condition and can be split from circa 920 sq. ft.

Accommodation

| Floor | Sq Ft | Sq M |
|-------|-------|-------|
| 3rd | 3,504 | 325.5 |
| 2nd | 4,183 | 388.6 |
| 1st | 3,871 | 360 |

Terms

A new lease direct from the Landlord

VAT

The property is elected for VAT purposes

Rent

2nd floor : £35.00 per sq ft
1st & 3rd floors: £39.00 per sq ft

Rates

£18.83 per sq. ft (1st floor), £14.85 per sq. ft (2nd floor),
£16.18 per sq. ft (3rd floor) (2020/21)

Service Charge

£9.00 per sq ft (est.)

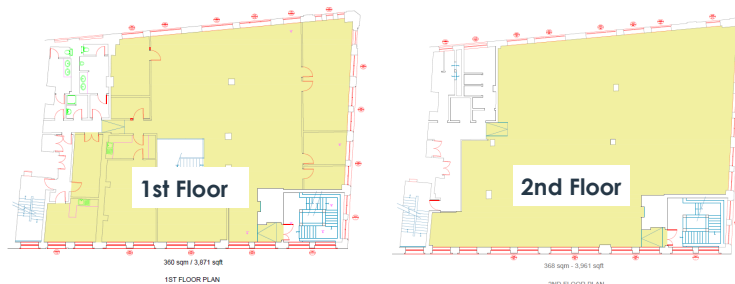
EPC Rating

EPC Rating: TBC

Virtual Tour

<https://my.matterport.com/show/?m=oFCIta9V9AS>

Floorplans



For further information or appointment please contacts:

Charlie Bruxner-Randall

Tel: 07831 820691

Email: cbr@avisionyoung.com

Julian McFarlane-Watts

Tel: 07947 161551

Email: jmw@avisionyoung.com

Jeremy Prosser

Tel: 07931 593163

Email: jeremy.prosser@avisionyoung.com