



**Best in class office accommodation with excellent connectivity.  
One floor remaining - 3,603 sq ft (can be split)**

## **3 St Helen's Place**

EC3A 6AB

Office

# **TO LET**

**3,603 sq ft**

(334.73 sq m)

- Presigious arrival experience with double height reception
- Bicycle racks, charging points and lockers
- All electric services
- Fibre optic comms enabled
- Air conditioning and raised floors
- BREEAM: Excellent
- EPC: A (25)

## Summary

<b>Available Size</b>	3,603 sq ft
<b>Rent</b>	£32.50 per sq ft pax
<b>Rates Payable</b>	£23 per sq ft est pa
<b>Service Charge</b>	£14 per sq ft est pa + Insurance at £1.50 psf pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	A (25)

## Description

The entire building has been stripped back to the frame and retained façade. Every element has been refurbished to include the provision of entirely new services, including the air conditioning system and lifts. The retained façade has been restored. Internally a new mezzanine floor and double-height entrance with level access from the street have been created.

The available LG floor is 'shell and core' with a 'live' hyperoptic fibre installed.

## Location

Transport connectivity is excellent with the Elizabeth Line at Liverpool Street a 5 minutes walk away.

## Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Availability
Lower Ground - Shell and core (with underfloor trunking)	3,603	334.73	Available

## Terms

A new lease direct from landlord is available for a term by arrangement. VAT payable.

## Secondary planning class

B1

## Viewings

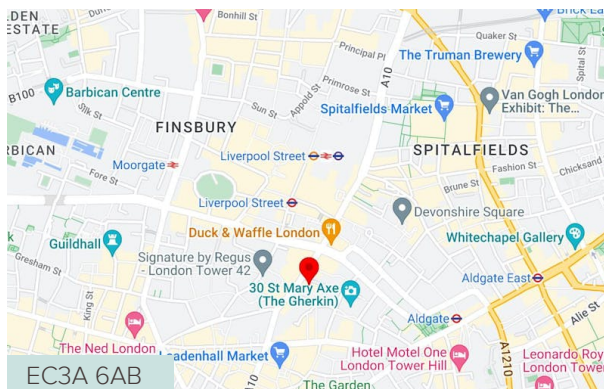
Strictly through sole agents, Ingleby Trice.

## Legal costs

Each party to bear their own legal costs.

## VAT

VAT is payable.



## Viewing / further information

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NOTES: DO NOT SCALE FROM THIS DRAWING.

- THIS DRAWING REQUIRES:
- CLIENT APPROVAL
  - LANDLORD APPROVAL
  - BUILDING CONTROL APPROVAL
  - FIRE OFFICER APPROVAL
  - SUBJECT TO SITE SURVEY

REV	BY	DATE	DESCRIPTION
A	LV	01.03.22	FIRST ISSUE
B	LV	09.03.22	FIRST ISSUE
C	LV	09.03.22	REVISED AS PER DISCUSSION
D	LV	16.03.22	REVISED AS PER DISCUSSION
E	PM	19.08.22	FCU MODS
F	PM	15.12.22	UPDATED FOLLOWING DESIGN WORKSHOP

**SPACE PLAN KEY**

**STUDWORK KEY**

**EXISTING PARTITION**  
DENOTED EXISTING CORE WALL OR PARTITION TO REMAIN

**NEW PARTITION : RAISED FLOOR TO U/S OF CEILING**  
100MM - DOUBLE 12.5MM PLASTERBOARD TO BOTH SIDES OF A 48MM METAL STUD. 50MM ROCKWOOL INFILL.

**NEW PARTITION : RAISED FLOOR TO U/S OF SLAB**  
100MM - DOUBLE 12.5MM PLASTERBOARD TO BOTH SIDES OF A 48MM METAL STUD. 50MM ROCKWOOL INFILL.

**NEW PARTITION : SLAB TO SLAB**  
100MM - DOUBLE 12.5MM PLASTERBOARD TO BOTH SIDES OF A 48MM METAL STUD. 50MM ROCKWOOL INFILL.

**LOW PARTITION**  
LOW LEVEL PARTITION - HEIGHT AS MARKED PARTITION TO INCLUDE STEEL POST SUPPORTS

**GLAZING KEY**

**NEW STRUCTURAL GLAZING : G1**  
SILICON JOINTED FRAMELESS GLAZING

**NEW STRUCTURAL GLAZING : G2**  
SILICON JOINTED FRAMELESS DOUBLE GLAZING

**NEW ACOUSTIC GLAZING : G3**  
DETAILS TO BE CONFIRMED

**NEW FEATURE GLAZING : G4**  
DETAILS TO BE CONFIRMED

**DOORS KEY**

**SOLID DOOR**  
DOOR HEIGHTS TO BE CONFIRMED  
S1-PANT S2-VENEER S3-LAMINATE

**GLASS DOOR**  
DOOR HEIGHTS TO BE CONFIRMED  
G1-GLASS/GLASS G2-FRAME/GLASS G3-FRAME/FRAME

**FLOORING KEY**

CARPET	TIMBER	VINYL	TILE
SPEC. TBC	SPEC. TBC	SPEC. TBC	SPEC. TBC

**FURNITURE KEY**

DESKING	EX
NEW FURNITURE	EXISTING FURNITURE RELOCATED



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CLIENT:  
**THE LEATHERSELLERS' COMPANY**

SITE ADDRESS:  
3 ST HELEN'S  
SECOND FLOOR  
LONDON, EC3

DRAWING TITLE:  
SPACE PLAN

SCALE: 1:50@A1  
DRAWN BY: PAUL MOISY  
DATE: 15.12.2022

JOB No.	TYPE	FLOOR	REV.
3060A	SP	02	F

**CONSTRUCTION**

SIGNED BY CLIENT..... DATE.....

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