

EXCELLENT CITY CORE LOCATION

Fitted and furnished offices available to let in the heart of the insurance district. No VAT payable on rent

## Sackville House

143-149 Fenchurch Street, EC3M 6BN

Office

# TO LET

**3,114 to 11,150 sq ft**

(289.30 to 1,035.87 sq m)

- Redecorated / Recarpeted
- New data cabling installed
- New LED light fittings
- Air conditioning / raised floors
- Meeting rooms and kitchenette on each floor
- Manned reception / 24 hour security
- Shower / bike storage facilities

## Summary

<b>Available Size</b>	3,114 to 11,150 sq ft
<b>Rent</b>	£35.00 - £37.50 per sq ft pax
<b>Rates Payable</b>	£14 per sq ft est pa
<b>Service Charge</b>	TBC
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C

## Description

The available floors at Sackville House provides economical offices benefiting from an excellent City core location. The building benefits from 3 passenger lifts, 24 hour security and a manned reception.

The 5th and 6th floors are currently undergoing works to deliver fitted and furnished offices with new LED lighting, fitted tea points and new data cabling. There is no VAT payable on rent.

## Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Tenure	Rent (sq ft)	Availability
6th	3,114	289.30	To Let	£37.50	Available
5th	3,916	363.81	To Let	£35	Available
2nd - Front	4,120	382.76	To Let	£29.50	Coming Soon
<b>Total</b>	<b>11,150</b>	<b>1,035.87</b>		<b>£34</b>	

## Terms

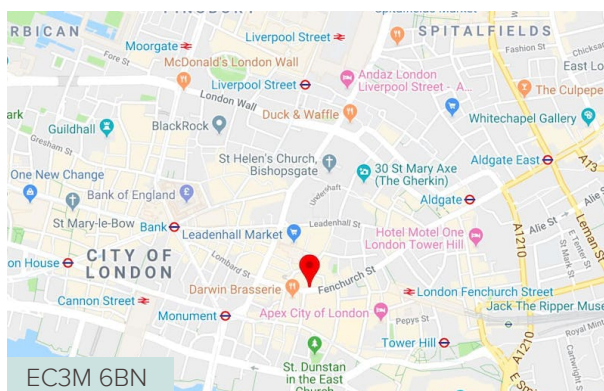
A new sublease for a term by arrangement up to November 2029, 'outside the 1954 Landlord and Tenant Act', is available at £35 per sq ft pa exclusive.

## Microsite

<http://m.search-prop.com/sackville-house-london>

## Misrepresentation

Misrepresentation Act 1967: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



## Viewing / further information

**Veronika Sillitoe**

020 7029 3610 | 07966 029 048

[v.sillitoe@inglebytrice.co.uk](mailto:v.sillitoe@inglebytrice.co.uk)

**Jonty Robinson**

02070293616 | 07748654997

[j.robinson@inglebytrice.co.uk](mailto:j.robinson@inglebytrice.co.uk)

**Ingleby Trice**

10 Foster Lane, London EC2V 6HR

[inglebytrice.co.uk](http://inglebytrice.co.uk)

+44 (0)20 7029 3610

[agency@inglebytrice.co.uk](mailto:agency@inglebytrice.co.uk)

# 5TH FLOOR - 48 desks



**MARSH & McLENNAN COMPANIES**  
**REAL ESTATE SERVICES**  
 UK & IRELAND  
 MMC RES Facilities Management  
 Tower Place  
 TPW G.1  
 London EC3R 5BU  
 Tel: 0207 357 1000

**DO NOT SCALE FROM DRAWING**

Rev	Date	Description	Appr	Date

Client: MERCER / MARSH

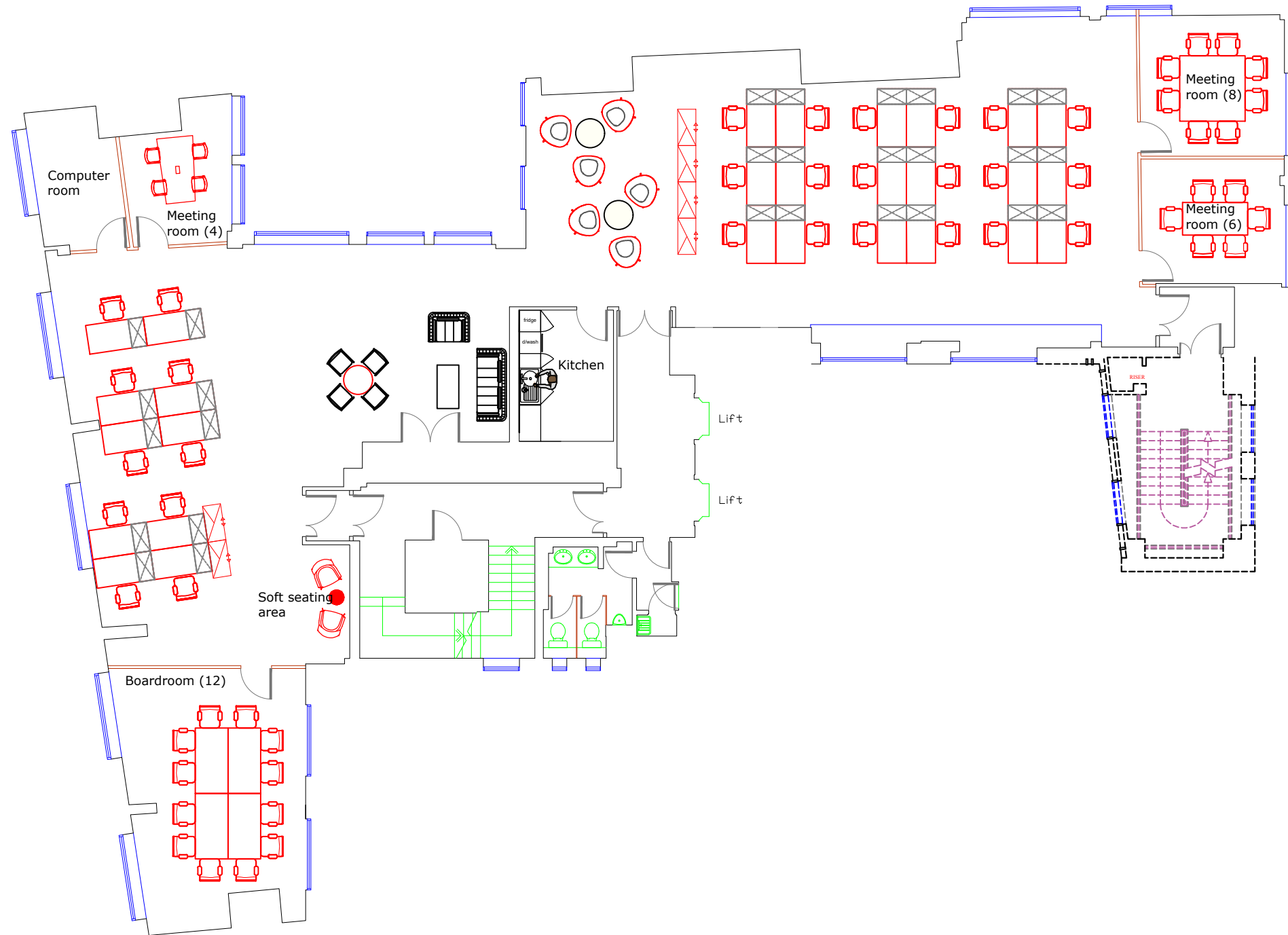
Location:  
 5th floor  
 Sackville House  
 London

Title:  
 5TH FLOOR  
 TEST FIT

Date: 10.08.23      Scale:  
 Drawn:                      1:100@A3  
 Approved:

Location: Year: Floor: Rev:  
 SACK-23- 5TH-REV2

# Sixth Floor Sackville House - 28 desks



**MARSH & McLENNAN COMPANIES**  
**REAL ESTATE SERVICES**  
**UK & IRELAND**  
 MMC RES Facilities Management  
 Tower Place  
 TPW G.1  
 London EC3R 5BU  
 Tel: 0207 357 1000

**DO NOT SCALE FROM DRAWING**

Rev	Date	Description	Appr	Date

Client: **MERCER / MARSH**

Location:  
**6th floor**  
**Sackville House**  
**London**

Title:  
**1ST FLOOR**  
**TEST FIT**

Date: **10.08.23** Scale:  
 Drawn: **1:100@A3**  
 Approved:

Location: Year: Floor: Rev:  
**SACK-23-6TH-REV2**