

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>	£37.50 per sq ft pax (6th floor)
<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 three passenger lifts, 24-hour security and a manned reception.

The fifth and sixth floors have undergone works to deliver fitted and furnished offices with new LED lighting, fitted tea points and new data cabling. The second floor will be available in August 2024, specification to be confirmed.

There is no VAT payable on rent.

## Accommodation

The accommodation comprises the following NIA(s):

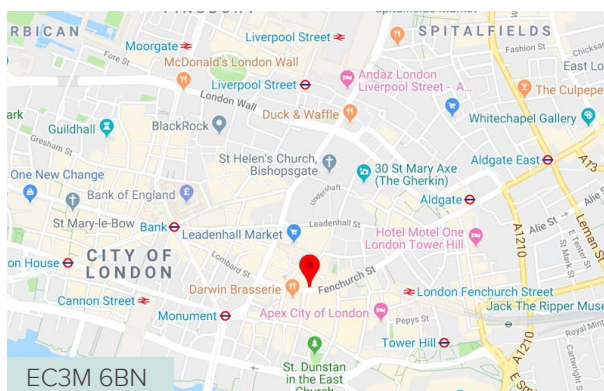
Name	sq ft	sq m	Tenure	Rent (sq ft)	Rates Payable (sq ft)	Availability
6th	3,114	289.30	To Let	£37.50	£17.91	Available
5th	3,916	363.81	To Let	£35	£17.44	Under Offer
2nd - Part	4,120	382.76	To Let	-	£17.29	Coming Soon
<b>Total</b>	<b>11,150</b>	<b>1,035.87</b>		<b>£36.25</b>	<b>£17.55</b>	

## Terms

A new sublease for a term by arrangement up to November 2029, 'outside the 1954 Landlord and Tenant Act' available.

## Microsite

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



## Viewing / further information

**Veronika Sillitoe**

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**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)

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[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

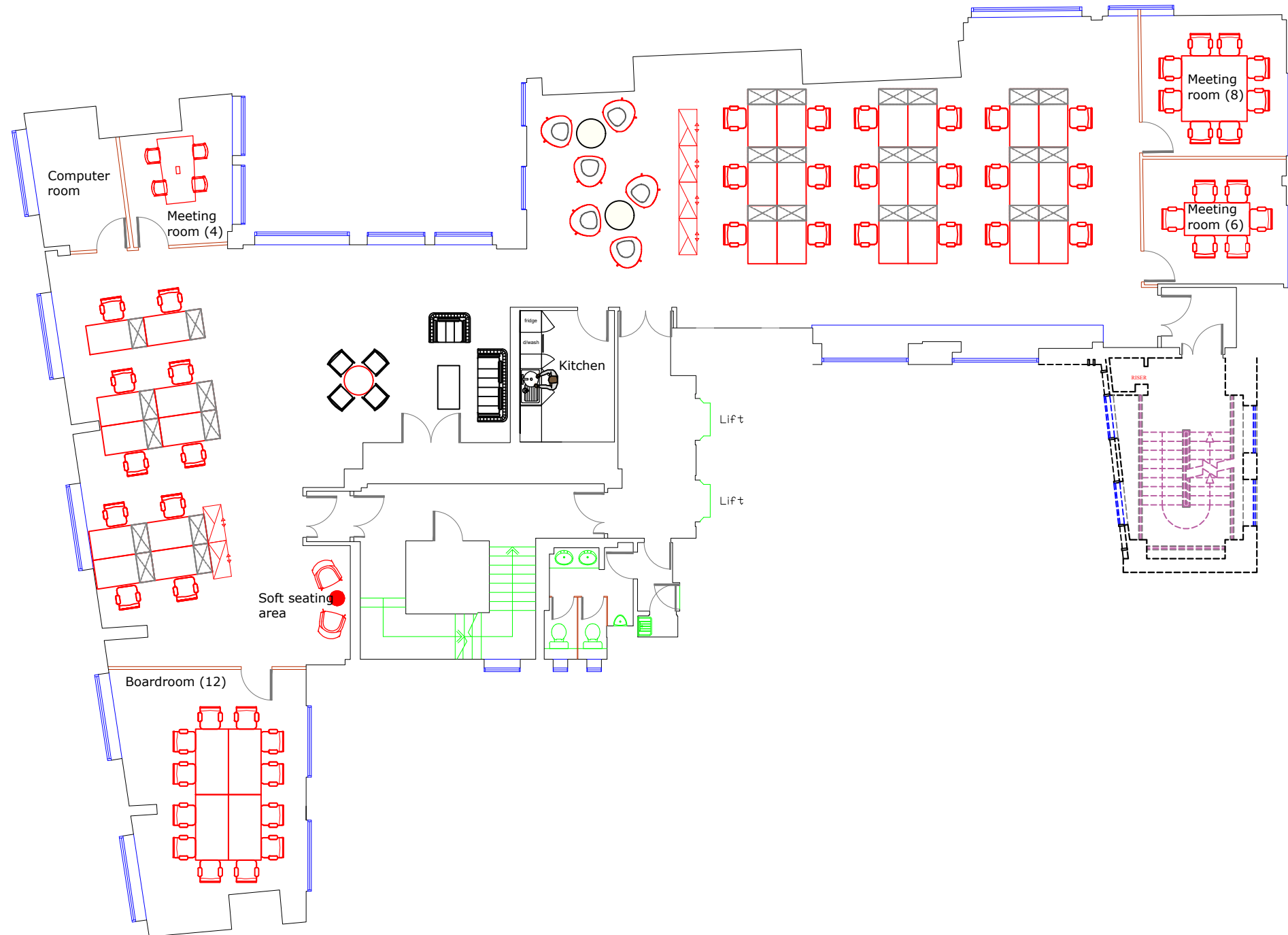
Title:  
**5TH FLOOR  
 TEST FIT**

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

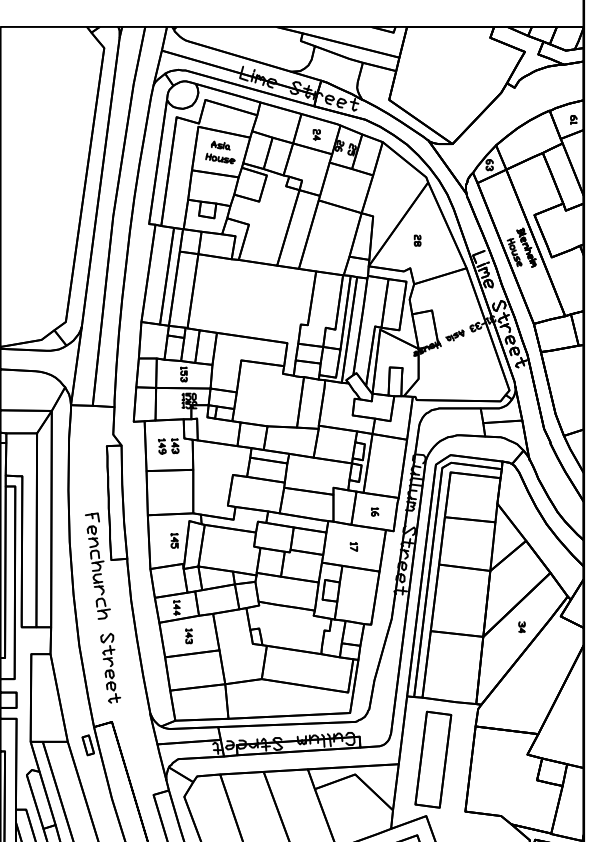
Client: **MERCER / MARSH**

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

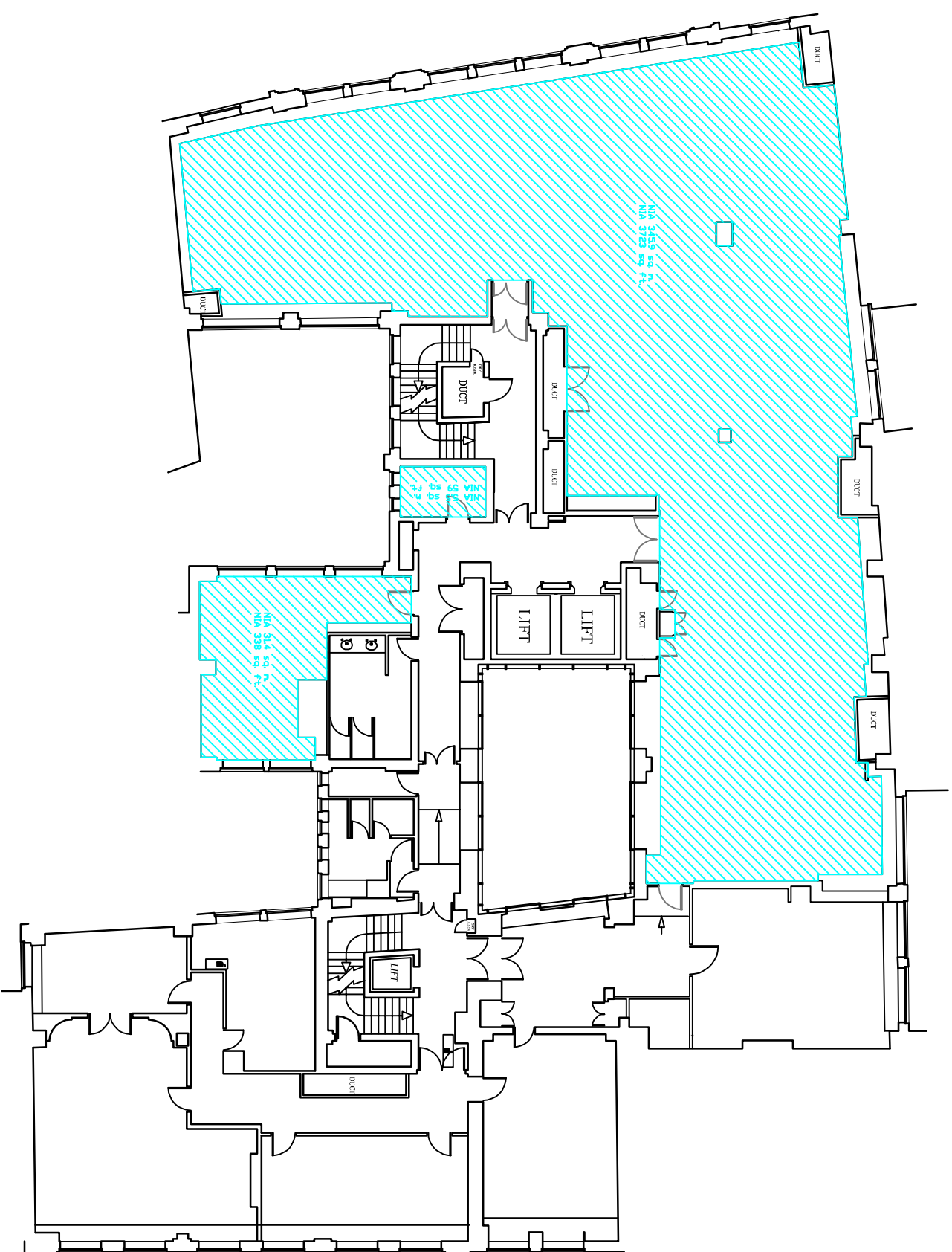
Title:  
**1ST FLOOR  
 TEST FIT**

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

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



Location Plan 1:1250



Second Floor



Project	Ingleby Trice Sackville House 143-149 Fenchurch Street London EC3
Drawing Title	Second Floor Plan
CAD Reference	2373-01a
Scale 1	1:200 on A3
Scale 2	1:1250 on A3
<b>Ross Laird</b>	measured surveys
Ross Laird Limited 5 Lower King Street, Royston, Herts SG8 5AL Tel : 01763 249949 e-mail : rosslaird@btinternet.com www.rosslaird.co.uk	
Date	16-05-2014
Revisions	

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.  
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