



**A beautifully presented Grade II listed office building - fitted and flexible**

## **6 Laurence Pountney Hill**

EC4R 0BL

Office

# **TO LET**

**2,158 to 13,997 sq ft**

(200.48 to 1,300.36 sq m)

- Communal ground floor meeting room suite
- Tenant lounge in lower ground floor, available to all occupiers
- Fully fitted out
- Flexible lease terms
- Air conditioning
- Raised floor
- Exceptional natural light

## Summary

<b>Available Size</b>	2,158 to 13,997 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£17.94 per sq ft est pa
<b>Service Charge</b>	£6.20 per sq ft est pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (105)

## Description

6 Laurence Pountney Hill is a beautifully presented Grade II listed office building.

The first, second and third floors are available refurbished and partially fitted to include a kitchenette and meeting rooms. The first floor is fully furnished. There is shared use of a meeting room suite available, as well as a communal breakout space on the lower ground floor.

## Location

Located just south of Cannon Street, 6 Laurence Pountney Hill offers an occupier access to the increasingly diverse retail and leisure amenities on Cannon Street itself, as well as in the new Bloomberg Arcade.

Transport links are exceptional with Cannon Street, Monument, Bank, Mansion House and London Bridge stations, all within a short walking distance, as well as National Rail services and the Docklands Light Railway.

## Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Tenure	Availability
3rd	2,831	263.01	To Let	Available
2nd	3,256	302.49	To Let	Available
1st	3,193	296.64	To Let	Available
Ground	2,158	200.48	To Let	Available
Lower Ground	2,559	237.74	To Let	Available
<b>Total</b>	<b>13,997</b>	<b>1,300.36</b>		

## Terms

A new sub lease for a term by arrangement.

## Microsite:

<http://m.search-prop.com/pountney-hill-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



## Viewing / further information

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CLIENT:  
TUNGSTEN

PROJECT TITLE:  
Pountney Hill House  
6 Laurence Pountney Hill  
EC4R 0BL

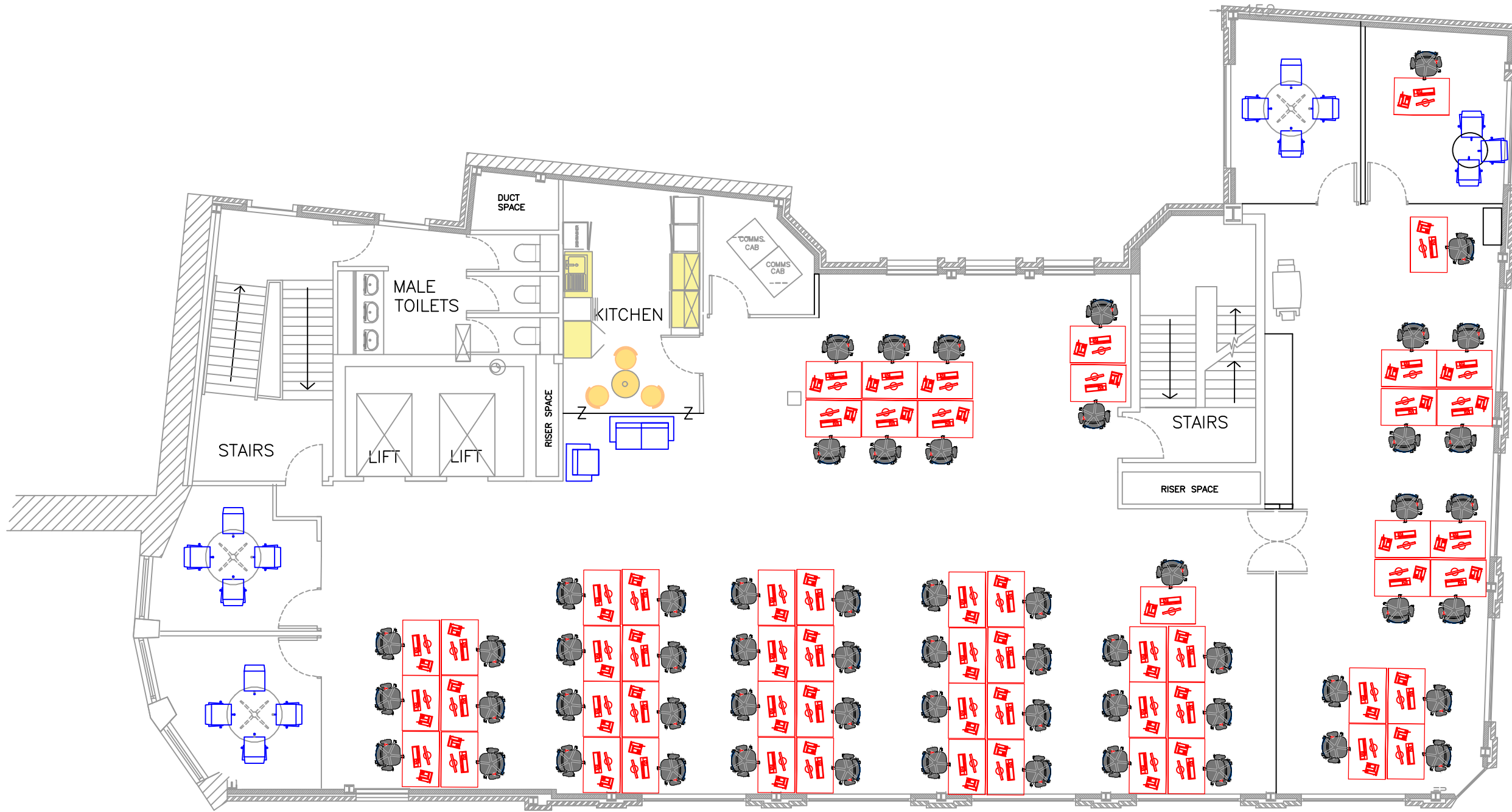
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STATUS AND  
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06 Oct 2016

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REVISIONS:



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PROJECT TITLE:

Pountney Hill House  
6 Laurence Pountney Hill  
EC4R 0BL

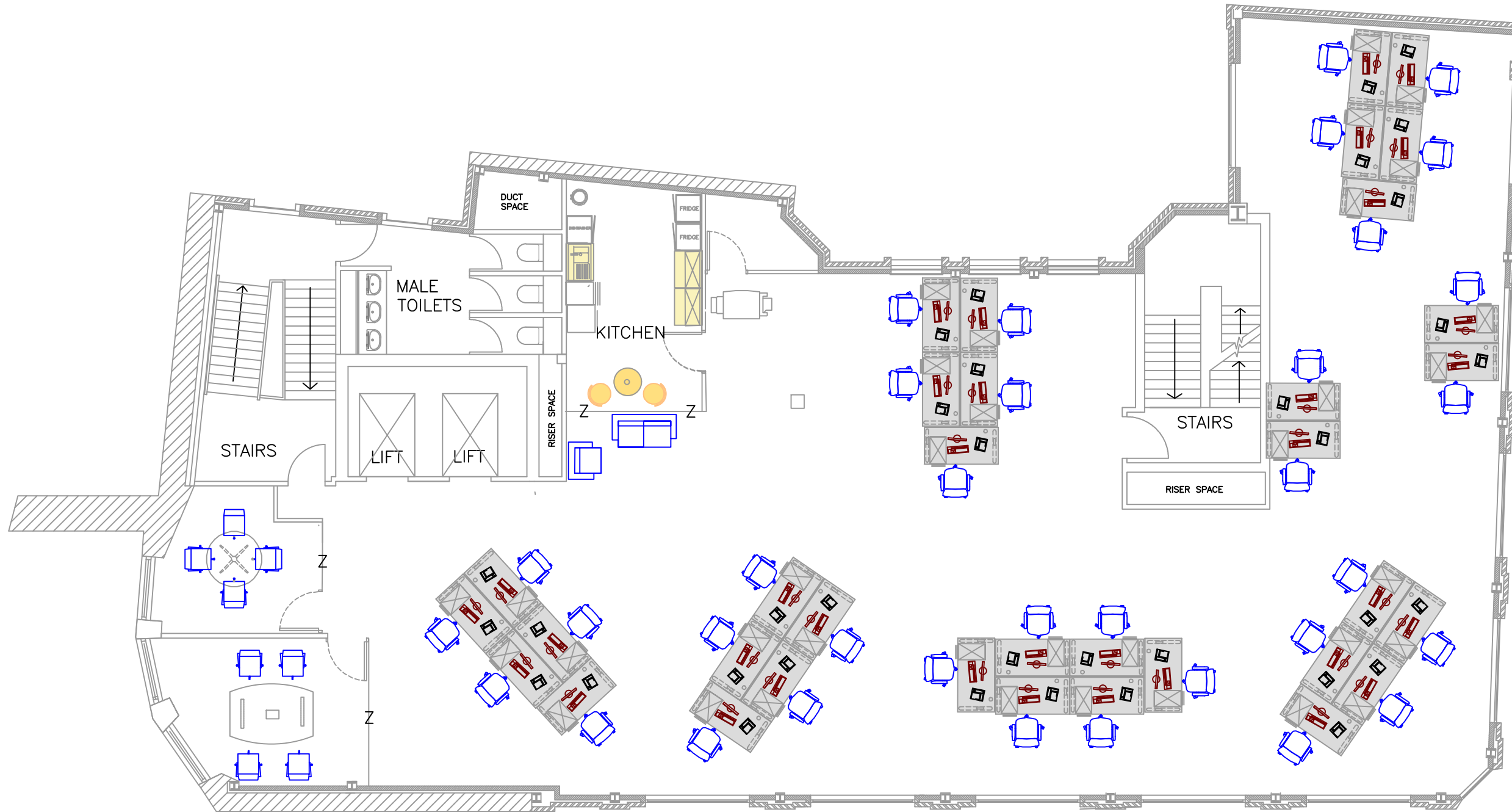
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REVISIONS:

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CLIENT:  
TUNGSTEN

PROJECT TITLE:  
Pountney Hill House  
6 Laurence Pountney Hill  
EC4R 0BL

DRAWING TITLE  
Ground

STATUS AND  
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06 Oct 2016

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