

# ELLIS BROWN

## OFFICE TO LET

Unique self-contained office in converted Union Bank of London building, retaining many original features.

149 London Wall, Salisbury House, EC2M5SQ  
2,411 sq ft



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### Description

This former banking office presents an excellent opportunity to occupy a self contained ground floor office in a prominent location on London Wall. The office has original features such as exposed brickwork, a feature archway and two bespoke columns with the original bank logo scripture. It has been refurbished to the highest quality and includes new air conditioning and demised WC's & showers.

The occupier will also have access to the wider amenities at Salisbury House, which include a completely remodelled reception, the Eventspace which includes bookable meeting rooms, collaboration space and a conference centre. There is also a roof terrace, bicycle storage and additional end of journey facilities.

### Location

Salisbury House is located on Finsbury Circus, the largest garden circus in the City. A stone's throw from Moorgate tube and just five minutes from Liverpool Street station, Salisbury House is positioned in an excellent location benefitting from the new Elizabeth Line entrances both at Liverpool Street and Moorgate.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability	Fitout Concept
Ground - 141-149	2,411	223.99	£89	£20	£7	£23,306.33	£279,676	Available	CAT A+
<b>Total</b>	<b>2,411</b>	<b>223.99</b>	<b>£89</b>	<b>£20</b>	<b>£7</b>	<b>£23,306.33</b>	<b>£279,676</b>		

### Features

New to market!  
Possibly the most unique offering in the City of London  
Access to incredible amenities including bookable conference centre, additional meeting rooms, reception, collaboration space, roof terrace and Workspace club membership  
Bicycle storage  
Demised WC's & showers  
4 metre ceiling heights  
Fully fitted kitchennette

### EPC

On application

### Terms

On application

### VAT

Applicable

### Contact

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