

RUBIX

# CANNONGATE HOUSE <sup>EC4</sup>

# Fully fitted modern office space with a luxury arrival experience

A Piercy&Company designed new welcoming reception with upgraded facilities for active commuting. Cannongate House is positioned directly opposite the new Bloomberg Headquarters which benefits from extensive retail and leisure facilities together with landscaped public realm.



## AMENITIES



NEWLY REFURBISHED OFFICE SPACE



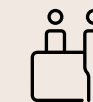
BIKE & SHOWER FACILITIES



AIR CONDITIONING



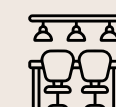
LED LIGHTING



MANNED RECEPTION



FIBRE INSTALLED



FULLY FITTED OFFICE SPACE



20 OPEN PLAN DESKS



2 LIFTS



# THE CITY



# AVAILABILITY

| FLOOR           | SQ M   | SQ FT | RENT/PSF | RATES/PSF | S/C PSF | TOTAL/MONTH |
|-----------------|--------|-------|----------|-----------|---------|-------------|
| 6 <sup>th</sup> | 159.70 | 1,719 | £62.50   | £20.47    | £22.33  | £15,084.23  |
| 5 <sup>th</sup> | 240.80 | 2,592 | £62.50   | £20.47    | £22.33  | £22,744.80  |
| 4 <sup>th</sup> | 273.79 | 2,947 | £65.50   | £20.47    | £22.33  | £26,596.68  |
| 3 <sup>rd</sup> | 284.10 | 3,058 | £64.50   | £20.47    | £22.33  | £27,343.62  |
| 2 <sup>nd</sup> | 284.10 | 3,058 | £65.00   | £20.47    | £22.33  | £27,471.03  |
| 1 <sup>st</sup> | 292.45 | 3,148 | £65.00   | £20.47    | £22.33  | £28,279.53  |

NEW LEASE DIRECT FROM THE LANDLORD

# LOCATION



# TALK TO US

Viewing is strictly by prior appointment with Rubix.

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