

TO LET - OFFICE

# 42 TRINITY SQUARE

EC3N 4TH



## Key Highlights

- 1,881 to 11,666 sq ft
- New air conditioning and lifts
- Adjacent to Tower Hill underground station
- 2nd Floor - New Plug & Play offering
- Metal tiled ceilings
- Raised access floors

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## Location

Located opposite the Tower of London, 42 Trinity Square is situated next to Tower Hill underground station and moments from Fenchurch Street station. The amenities of St Katharine Docks, Leadenhall Market and Aldgate are all within a short walk.

## Description

42 Trinity Square has been comprehensively refurbished to provide contemporary office accommodation with a stunning reception, landscaped courtyard and roof terrace. There are views to the rear over the Roman London Wall.

The 2nd floor benefits from a brand new landlord Plug & Play offering, however bespoke fit outs and/ or managed solutions are available on each floor within the building.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
4th	2,018	187.48	To let	Under offer
3rd	2,187	203.18	To let	Available
2nd	2,186	203.09	To let	Available
1st	2,186	203.09	To let	Available
Ground	1,208	112.23	To let	Available
Lower Ground	1,881	174.75	To let	Available
<b>Total</b>	<b>11,666</b>	<b>1,083.82</b>		

## Specification

- Prestige reception
- New Air Conditioning
- New metal raised access floors
- New suspended perforated ceiling tiles
- Exclusive landscaped courtyard
- Communal showers, lockers and bike racks

## Terms

A new lease for a term by arrangement with the landlord.

Rent From £52.50psf

Rates £23.48psf

Service Charge £12.57psf

Also available fully managed and with the benefit of a bespoke fit out (by Savills PIVOT). Leases available for a term of 2+ years at an all-inclusive rental figure (POA).

## Contact

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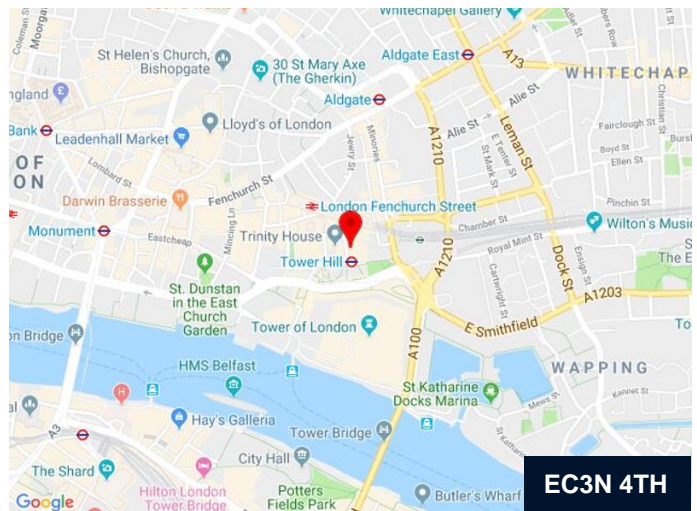
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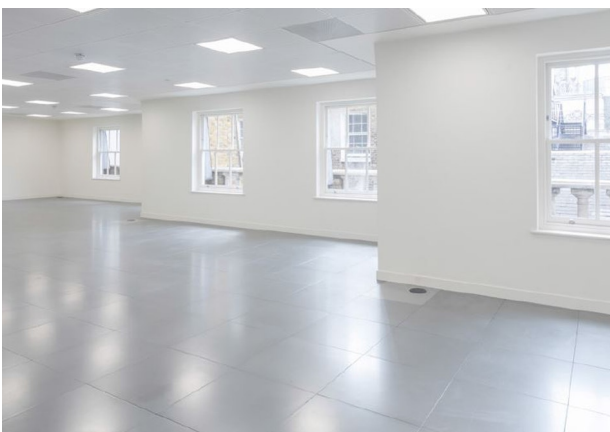


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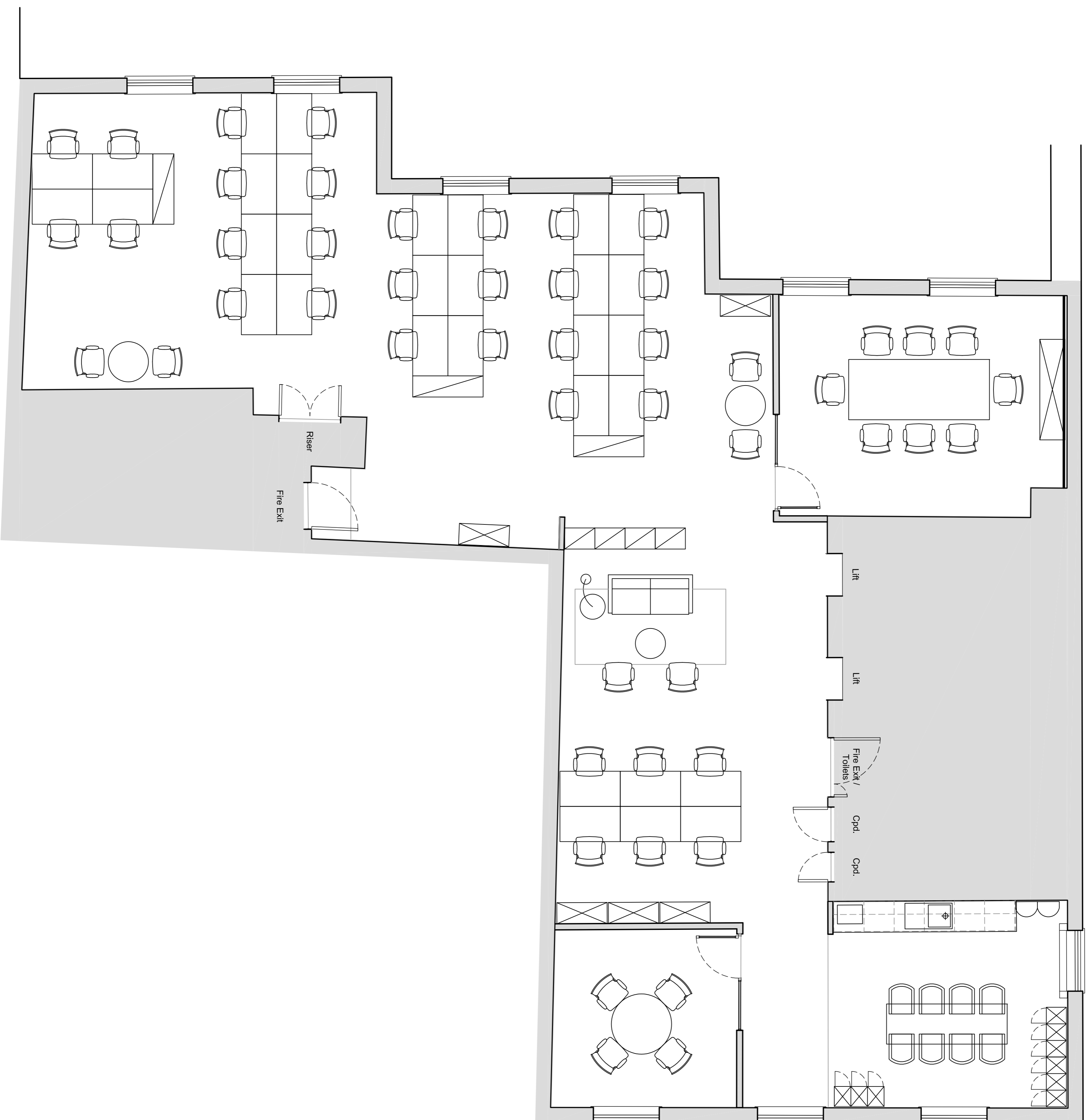
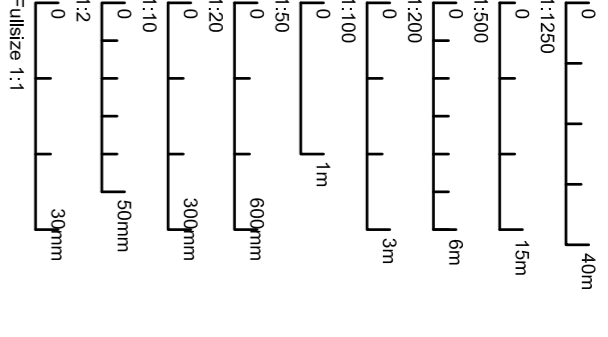




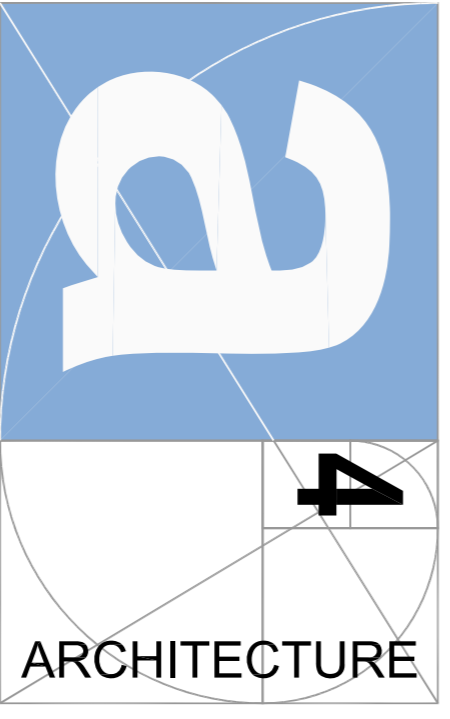


NOTES

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Proposed Second Floor General Arrangement Plan



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Client  
MAP Interiors

Project Title  
42 Trinity Square  
London  
EC3N 4TH

Drawing Title  
Proposed Second Floor  
General Arrangement Plan

Scale(s)  
1:50 @ A1 / 1:100 @ A3

Date  
14.02.2020

Drawing No. 5049(4)3012 Revision A

A Amended to suit meeting comments  
and Openendum Layout

27.04.2020