

TO LET - OFFICE

42 TRINITY SQUARE

EC3N 4TH



Key Highlights

- 1,881 to 3,089 sq ft
- New air conditioning and lifts
- Adjacent to Tower Hill underground station
- Can be offered in CAT A or CAT B
- Metal tiled ceilings
- Raised access floors

SAVILLS City
15 Finsbury Circus
London EC2M 7EB
020 7499 8644
[savills.co.uk](https://www.savills.co.uk)

savills

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 space can be offered in fully fitted, plug and plan condition.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
4th	2,018	187.48	To Let	Let
3rd	2,187	203.18	To Let	Let
2nd	2,186	203.09	To Let	Let
1st	2,186	203.09	To Let	Let
Ground	1,208	112.23	To Let	Available
Lower Ground	1,881	174.75	To Let	Available
Total	11,666	1,083.82		

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 - £65.00psf for CAT A+

Rates £24.61 psf

Service Charge £8.86 psf

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

James Gillett

07972 000 250

jgillett@savills.com

Artie Taylor

07866 203 403

artie.taylor@savills.com

Alex Tugwell

07816184068

Alex.Tugwell@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 10/05/2024



