

# FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET  
LONDON BRIDGE  
LONDON  
SE1 1XL

[www.fieldandsons.biz](http://www.fieldandsons.biz)

## NEW RETAIL / E-CLASS UNIT TO LET 122 MINORIES, LONDON EC3N 1NT



**APPROX. 1,534 SQ FT (142.51 SQ M)**

### LOCATION

New retail unit located on the corner of Minories and Crosswall, moments from America Square. The premises is very well located for various underground stations being within a short walk of Tower Hill (Circle and District Lines plus DLR), Aldgate (Circle and Metropolitan Lines) and also Fenchurch Street Rail station.

The prominent corner position serves the local office, hotel and residential community with the wrap-around frontage covering both Minories and Crosswall making it a very active part of the local shopping, leisure, hospitality professional services in the immediate surrounding area. Other nearby occupiers include Starbucks, Pret a Manger as well as various other bar, restaurant and leisure outlets.

### DESCRIPTION

Fortress House is a new 7 storey prominent corner mixed use development, comprising this ground floor commercial space and 17 apartments in the floors above

The unit is arranged as an open plan ground floor space with the extensive return corner frontage.

# 122 MINORIES

## USE

The premises would be suitable for a variety of retail uses under E Class, in particular coffee shop or non-cooking food type operators.

## AMENITIES

To be finished to a 'shell & core' specification, with all glazing installed. Capped utilities will allow any new occupier to complete a final fit out to their own specification.

## TERMS

The property is offered to let by way of a new lease on terms by negotiation.

## RENT

**£107,380 per annum, exclusive of all outgoings. VAT applicable.**

## BUSINESS RATES

To be assessed on occupation.

## SERVICE CHARGE

To be advised.

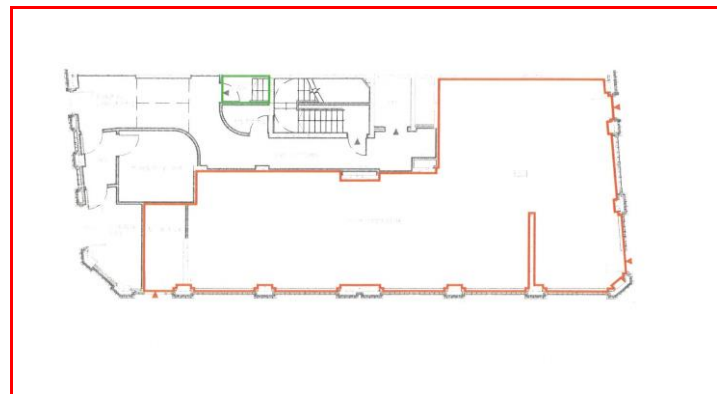
## ENERGY PERFORMANCE

EPC to be assessed.

## FURTHER DETAILS

Ben Locke or Nigel Gouldsmith  
Tel. 020 7234 9639  
E-mail : [com@fieldandsons.co.uk](mailto:com@fieldandsons.co.uk)

[www.fieldandsons.biz](http://www.fieldandsons.biz)



## 122 MINORIES – LOCATION PLAN



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