

# Pinnacle House

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This lower ground office space boasts excellent natural lighting and a newly refurbished reception inclusive of a commissionaire. Four pipe fan coil air conditioning, integral LG3 lighting, fibre and 24 hour access are all benefits of this property. Excellent transport links are located nearby and the area has recently been a popular destination for new retail occupiers to open flagship stores.

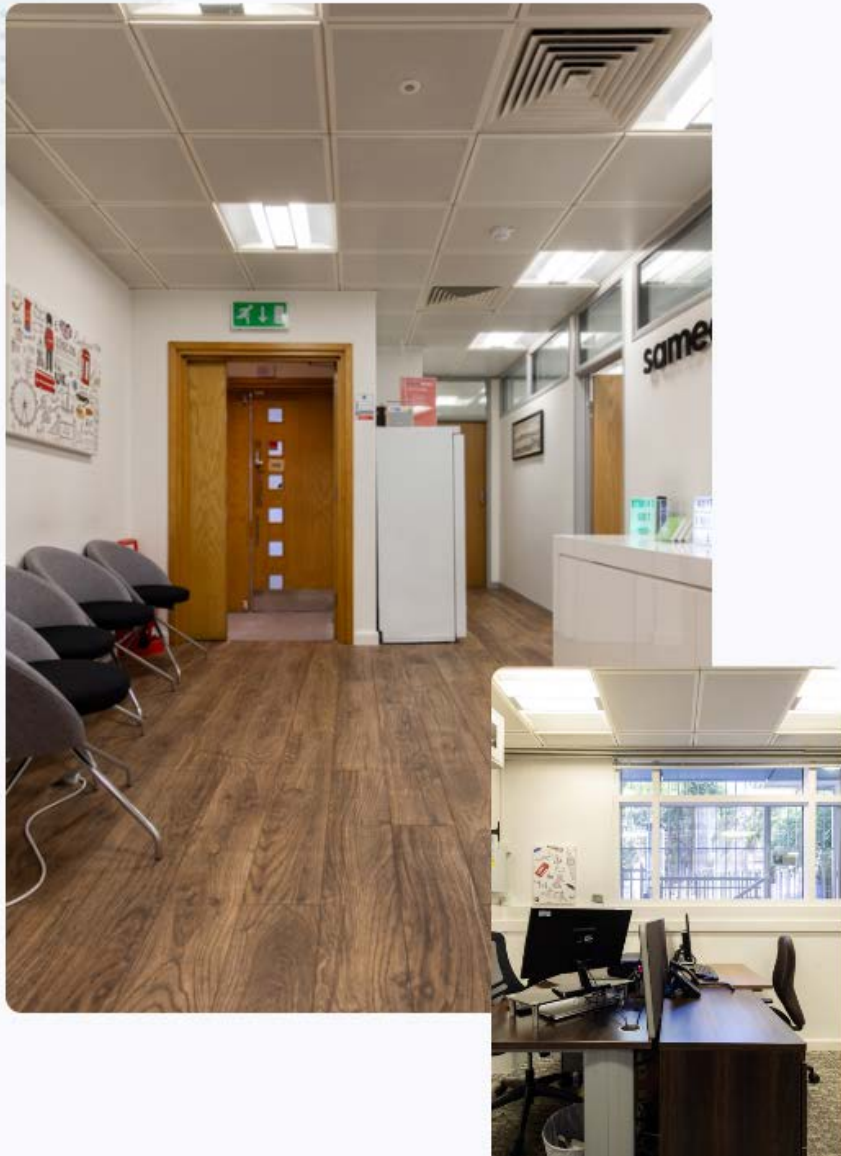
Pinnacle House is located on the eastern side of St Dunstan's Hill, facing on to St Dunstan in the East Church Garden. Excellent transport links are nearby, of which Monument, Fenchurch Street and Tower Hill Stations are all located within a 5 minute walk, and London Bridge is only a 10 minute walk over the River Thames. The surrounding public realm has recently been transformed with vibrant new retail occupiers such as Brewdog, Waka and Baygo.



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## 23-26 St Dunstan's Hill

London, EC3R 8HN



## LEASE TERM

Available by way of an assignment or sublease until March 2025

## SPECIFICATION

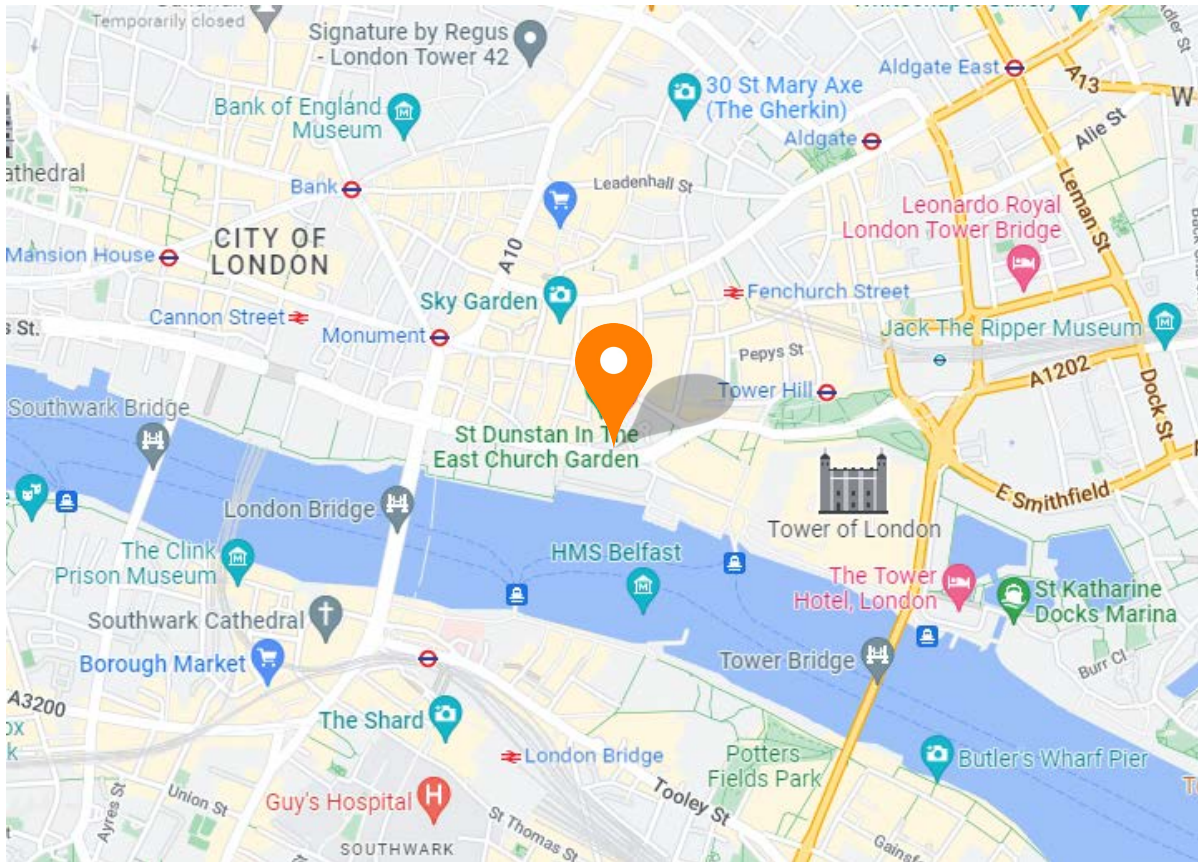
- Good natural light
- Refurbished reception
- Air conditioning
- Excellent transport links
- 24 hour access
- Fibre Internet Connection
- Commissionaire
- Modern wooden flooring
- Kitchenette

## AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER ANNUM)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
LG	665	£40	£9.36	TBC	Please Enquire	Available

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## Contact

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