



Modern Efficient Office Suites
Available on Flexible New Leases

123 Minories
EC3N 1NT

Office
TO LET

275 to 1,620 sq ft
(25.55 to 150.50 sq m)

- High quality office suites
- Commissionaire
- Good natural light
- Ground floor meeting room
- On-site bicycle store and shower
- Fibre ready building

SUMMARY

Available Size	275 to 1,620 sq ft
Rent	Please refer to accommodation availability schedule
Business Rates	Included in Annual Rent
Service Charge	Included in Annual Rent
EPC Rating	D (77)

DESCRIPTION

123 Minories is a small high quality office building, which houses a variety of tenants, including IT consultants, lift consultants and D&B electrical contractors.

The Freeholder has incorporated important features into the property, such as communal kitchenette, shower room, bicycle storage and a 'pay as you use' meeting room which benefits from video conference capabilities and WiFi. The building also benefits from a commissionaire (Monday-Friday).

123 Minories is ready to occupy with a high speed fibre connection.

LOCATION

The property is located within easy walking distance of Tower Hill, Tower Gateway and Aldgate stations and is within a short walk of the insurance districts found in EC.

ACCOMMODATION

The accommodation comprises of the following small high quality office suites

Name	Sq ft	Tenure	Rent
3rd - Front	460	To let	£40,000 per annum
Ground	275	To let	£24,000 per annum
Lower Ground	425	To let	£23,300 per annum
3rd - Rear	460	To let	£40,000 per annum
2nd - Front	460	To let	£40,000 per annum
Total	2,080		

SPECIFICATION

The office space offers a good specification which includes, air-conditioning, LED lighting, perimeter trunking and good natural daylight. In addition the building benefits from a Commissionaire.

VIEWINGS

All viewings by appointment only, via Dron & Wright

TERMS

A new flexible lease term for a minimum of 12 months - quoted annual rent (which includes business rates, service charge, insurance and small power) is based on a 12 month lease term.



Viewing & Further Information

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