



AGENCY

OFFICE

1 UNDERSHAFT LONDON EC3P 3DQ

DESCRIPTION

The building benefits from a fully refurbished reception with the main entrance onto Leadenhall Street and a further entrance to the north onto Undershaft. The floors provide regular floorplates arranged around a single core with good natural light on all sides.

LOCATION

Situated in a prominent position directly opposite the Lloyds Building and within 5 minutes of Bank, 1 Undershaft occupies a prime City core location. The property benefits from very good communications links, with both underground (Liverpool Street, Bank, Monument) and overground (Liverpool Street and Fenchurch Street) stations within close proximity.

ACCOMMODATION

Floors / Units	Size
Part 2nd	5,539 sq ft (514.57 sq m)
14th	11,078 sq ft (1,029.15 sq m) approx
15th	11,078 sq ft (1,029.15 sq m) approx
Total	27,695 sq ft (2,572.87 sq m) approx

AMENITIES

- Air conditioning
- Raised floors
- The existing fit outs include kitchenettes, a mixture of private offices, meeting rooms and open plan office space
- 10 x passenger lifts
- 24 hour access
- Newly refurbished manned reception (due for completion Q1 2016)

ADDITIONAL INFORMATION

New short term sub-leases up to June 2020

Rent: On application (no VAT payable)

Rates: £25.00 per sq ft (guide)

Service Charge: Currently estimated at £17.50 per sq ft (including VAT)



TENURE LEASEHOLD
PRICE ON APPLICATION
SIZE 27,695 SQ FT

KEY FEATURES

- ▶ No VAT charged on rent

FOR FURTHER INFORMATION MICHAEL UMFREVILLE

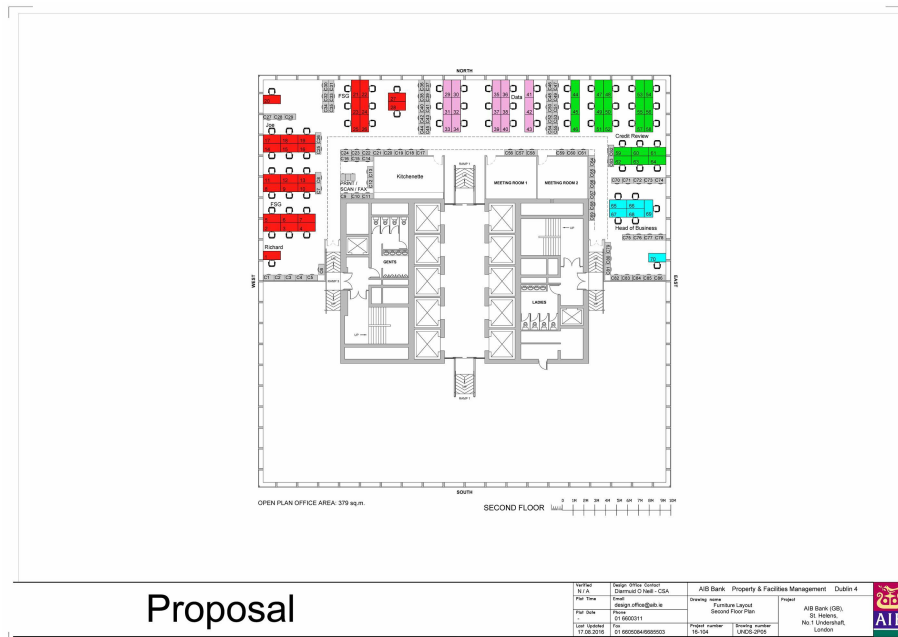
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Proposal

Client	BNP Paribas Capital Dublin Office - C&A	AB Bank - Property & Facilities Management	Dublin-4
Ref No	16000011	Project	AB Bank (SR) St. Helens, New Underpass, London
Prepared by	Design Office Ltd	Design Area	Business Layout Business Floor Plan
Date	17.08.2016	Project Number	16-104
Scale	1:100	Drawing Number	LP&C-2P&C



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