



**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 directly opposite Lloyd's of London and between 122 Leadenhall Street and The Gherkin, 1 Undershaft benefits from an unrivalled EC3 location.

The building is a short walk from Fenchurch Street, Bank and Liverpool Street stations with connectivity soon to improve with the introduction of Crossrail in 2018.

## ACCOMMODATION

sq ft

Floors / Units	Size
Part 19th North	5,000 sq ft (464.5 sq m)
<b>Total</b>	<b>5,000 sq ft (464.5 sq m)</b>

## ADDITIONAL INFORMATION

Available by way of a flexible sublease for a maximum term to June 2020 outside the Act.

Rent: Quoting £52.50 per sq ft

Rates: c£25.00 per sq ft

Service Charge: Capped at £12.50 per sq ft



<b>TENURE</b>	<b>LEASEHOLD</b>
<b>PRICE</b>	
<b>SIZE</b>	<b>27,695 SQ FT</b>
	<b>EPC TBC</b>

## KEY FEATURES

- ▶ Fully fitted out to a high specification

## FOR FURTHER INFORMATION MR MICHAEL UMFREVILLE

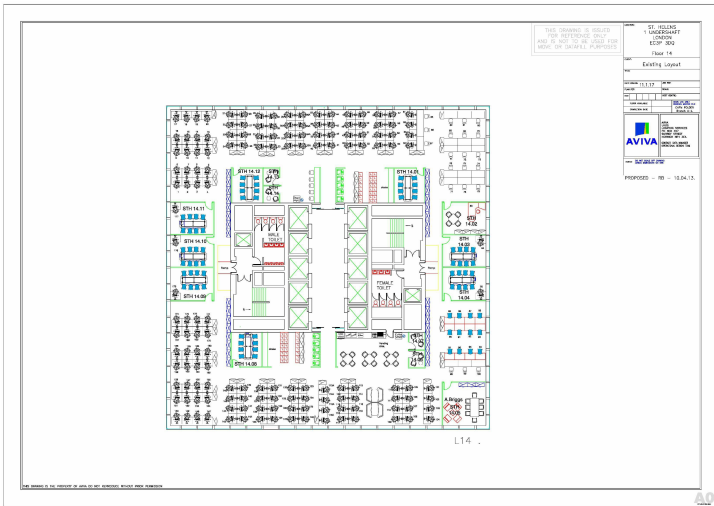
0207 338 4829

michael.umfreville@bnpparibas.com

## JAMES STREVS

0207 338 4493

james.strevens@bnpparibas.com



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2016.