



**AGENCY**

**OFFICE**

## **EXCHEQUER COURT, 33 ST. MARY AXE LONDON EC3A 8AA**

### **DESCRIPTION**

Exchequer Court is a landmark multi-let office building set in between the City of London's insurance and financial districts. Having undergone a major redevelopment in 2007, the building provides c.110,000 sq ft of office accommodation. The external façade to the building is a combination of limestone and granite to the St Mary Axe elevation, with Portland stone covering the St Helen's Place elevation. There is a dual-aspect entrance with the principal one being on St Mary Axe, leading into an impressive double height reception hall. A central passenger lift core rises up the inside of the building's full-height internal atrium.

### **LOCATION**

Positioned right in the core of the City of London, the building sits directly opposite The Gherkin, 30 St Mary Axe, and within 200 yards of Lloyds of London. Liverpool Street station is within a 5 minute walk, providing excellent access to London's transport network, via the London Underground (Central, Circle, Hammersmith & City, and Metropolitan lines), National Rail services, and from 2018, Crossrail.

### **ADDITIONAL INFORMATION**

Terms

An assignment of a lease for a term to expire 9th June 2020, with the benefit of a tenant only break option in June 2018, and a 4 month rent free period post-break. Alternatively a new sublease for a term to expire 9th June 2018 is available, to be granted outside the 1954 Landlord & Tenant Act.

Passing rent - £46.00 per sq ft  
Service charge - £12.90 per sq ft  
Rates (2016/17) - £17.60 per sq ft



**TENURE** LEASEHOLD

**PRICE**

**SIZE**

**4,120 SQ FT**

**EPC**

### **KEY FEATURES**

- ▶ Fitted out accommodation
- ▶ Flexible lease term
- ▶ Prominent building location
- ▶ Double height main reception with dual-aspect entrance

### **FOR FURTHER INFORMATION**

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