

5 ST HELEN'S PLACE, LONDON, EC3

4,479 SQ FT (416.1 SQ M)

**A BRAND NEW OFFICE BUILDING, CONSTRUCTED
BEHIND A RETAINED FAÇADE**

AVAILABLE NOW



retained façade

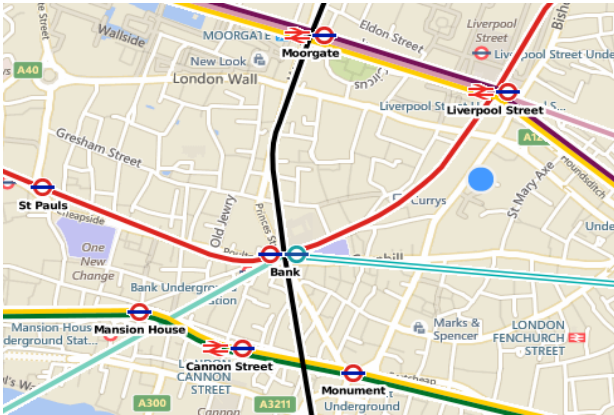
5 St Helen's Place is a brand new building constructed behind a retained façade and is located on the eastern side of Bishopsgate, within the Conservation Area of St Helen's Place.

Liverpool Street and Bank stations are a short walk away, providing Mainline, Underground and Crossrail train services.

The building is located in the heart of the Eastern Tower Cluster, with Lloyds of London, Leadenhall Market, The Royal Exchange and Bank easily accessible.

ACCOMMODATION AVAILABLE:

	IPMS 3		NIA	
6 TH FLOOR		LET		LET
5 TH FLOOR		LET		LET
4 TH FLOOR		LET		LET
3 RD FLOOR		LET		LET
2 ND FLOOR	4,721 sq ft	(438.6 sq m)	4,479 sq ft	(416.1 sq m)
1 ST FLOOR		LET		LET
TOTAL	4,721 sq ft	(438.6 sq m)	4,479 sq ft	(416.1 sq m)



AMENITIES:

- High quality reception with commissionaire
- 4 pipe fan coil air conditioning
- New metal tile suspended ceiling
- New LG7 compliant lighting
- New metal tile raised floor
- Two new passenger lifts
- Showers and bicycle storage
- Excellent natural light
- Totally column free floor plates
- Male & female WCs on each floor

TERMS:

A new effective FRI lease is available for a term by arrangement directly from the landlord, 'outside the 1954 Landlord and Tenant Act'.

QUOTING RENT:

Quoting **£59.50 per sq ft pax**, the building is elected for VAT

RATES:

Est. £17.28 per sq ft pa payable (16/17)
Est. £23.46 per sq ft pa payable (17/18)

SERVICE CHARGE:

Est. £9.70 per sq ft pa excl.

ESTATE CHARGE:

Est. £0.61 per sq ft pa excl.

VIEWING:

Strictly by appointment with sole agents, **Ingleby Trice**

EPC RATING: B (37)

BREEAM RATING: VERY GOOD

**INGLEBY
TRICE**

020 7029 3610

Malcolm Trice

m.trice@inglebytrice.co.uk

Mark Brown

m.brown@inglebytrice.co.uk

Alec Newton

a.newton@inglebytrice.co.uk

Jan 2018

www.inglebytrice.co.uk