



AVAILABLE TO LET

## 3 St. Helen's Place

3 St Helen's Place, London, United Kingdom EC3A 6AB

**INGLEBY**  
 **TRICE**

Office for rent, 2,816 sq ft, £37.50 psf (Guiding)

To request a viewing call us on +44 (0)20 7029 3610

For more information visit <https://realla.co/m/11179-3-st-helen-s-place-3-st-helen-s-place>

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## CITY CORE FITTED OUT OFFICES WITHIN AN EXCLUSIVE PRIVATE ESTATE

3 St. Helen's Place is located within a private estate accessed from Bishopsgate through a manned and gated portico.

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

The 1st floor offices offer an occupier the opportunity to acquire fitted out offices in a prime City core location on a short term lease until June 2020, with a limited dilapidations liability.

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

### Highlights

- Fitted out with meeting rooms and board rooms
- Excellent natural light
- Air cooling
- Suspended ceiling with LG3 lighting
- Raised floor
- 2 passenger lifts
- Bicycle storage

### Property details

Rent	£37.50 psf (Guiding)
Size	2,816 sq ft
VAT charges	VAT is payable.
Lease details	New lease available direct from the landlord.
EPC category	D
EPC certificate	Available on request

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Notes	Status	From
1st	2,816 NIA	£37.50	£5.69	£18.83	£174,648.32	Fitted out with 4 meeting rooms and 1 boardroom.	Available	30/06/2018

\* All sizes NIA



### More information

Visit microsite

<https://realla.co/m/11179-3-st-helen-s-place-3-st-helen-s-place>

### Contact us

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Quote reference: RENT-11179  
Strictly through sole agents, Ingleby Trice.