

# OFFICES TO LET : LONDON CANNON STREET



**830 - 1,388 sq ft**  
**77.18 - 128.92 sq m**

**Nicholas House**  
**Laurence Pountney Hill**  
**London**  
**EC4R 0BB**

## Location

The premises are located on the corner of Laurence Pountney Hill and Suffolk Lane, a two-minute walk from London Cannon Street station and Cannon Street Underground station. Existing services from here include the Circle and District line and Southeastern train services to Sevenoaks, Tunbridge Wells, Hastings, Dover, Margate, etc. The premises are also a four-minute walk from Bank Underground station offering connections via the Northern, Central, Waterloo & City Lines and the DLR.

## Description

The available offices are located on the fourth and fifth floors of Nicholas House and provide open plan, light and modern workspaces.

## Amenities include:

- good natural light
- whole floor plate
- metal tiled suspended ceiling
- air conditioning
- WC's within the demise
- passenger lift
- out of hours intercom
- staffed reception




## Floor Areas

4th floor	1,388 sq ft	128.92 sq m
5th floor	830 sq ft	77.18 sq m

Use - Offices

*The particulars shown are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.*

**Aston Rose, part of Rapleys offers a wide range of professional property services, including the following:**

 **Property Management**  
johnwilliams@astonrose.co.uk

 **Investment & Development**  
kenmorgan@astonrose.co.uk

 **Building Consultancy**  
timrichards@astonrose.co.uk

 **Sales, Lettings & Acquisitions**  
timrichards@astonrose.co.uk

 **Lease Advisory**  
robcragg@astonrose.co.uk

 **Valuation Services**  
duncanpreston@astonrose.co.uk

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### Rent

New full repairing and insuring leases for the available space are being offered directly from the freeholder. The length of lease is open to negotiation. Rents are in the order of £72,870 per annum exclusive (4th Floor) and £43,575 per annum exclusive (5th Floor).

### Service Charge

The service charge will be capped at £17.50 per sq ft.

### Business Rates

The rateable value is £57,000 (4th Floor) and £31,750 (5th Floor). Rates payable will be in the order of £28,184 per annum (4th Floor) and £16,125 per annum (5th Floor). Interested parties must make their own enquiries.

### Energy Performance Certificate (EPC)

The Energy Asset Ratings are B46 (4th Floor) and B47 (5th Floor).

### Legal Costs

In the event of a transaction each party will be responsible for their own legal and professional costs.

### Viewings

Viewings are strictly by appointment only. Please contact sole agent, Aston Rose:

#### James Hutton

020 7079 1941

jameshutton@astonrose.co.uk

#### Tim Richards

020 7409 9447

timrichards@astonrose.co.uk



Subject to Contract  
January 2023

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