

# To Let

## 3<sup>rd</sup> & 4<sup>th</sup> Floors

### 720 – 1,916 – 3,800 sq ft

### 39 Houndsditch, London, EC3A 7DB



#### Accommodation:

**Fitted out floors** including private glazed partitioned offices, boardroom and open plan areas available as self-contained part or whole floors with separate entrance. The building has a contemporary feel with well maintained common parts and spacious entrance hall.

#### Location:

Situated midway along Houndsditch the building is only a few minutes' walk from both Liverpool Street and Aldgate Stations, located in the hub of a rapidly changing part of the City of London with a number of landmark office schemes such as One Creechurch Place, 60 St Mary Axe and the St Botolph Building.

Great public amenity space at Aldgate Square is close by.

Retailers nearby include Sushisamba, Duck & Waffle, All Bar One, Pret A Manger, Haz restaurant, Boots Chemist alongside a variety of independent food and coffee bars.



Aldgate Square

#### Terms:

A new lease is available direct from the Landlord.

#### Rent:

£47.50 per sq. ft.p.a.x.

#### Rates:

Est. £13.00 per sq.ft.p.a. (2020 /2021)

#### Service Charge:

Estimated at £10.00 per sq. ft p.a.x.

#### VAT:

The building is elected for VAT.

#### Amenities:



Passenger Lift



Raised Floors



Air Con

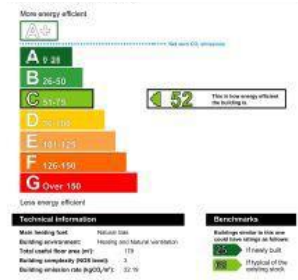


Showers



Kitchenettes

#### EPC: Rating C



Liverpool Street Station

Peter Thomas

t: 0207 367 5395

e: pthomas@matthews-goodman.co.uk

Harry Whitaker

t: 020 7747 3110

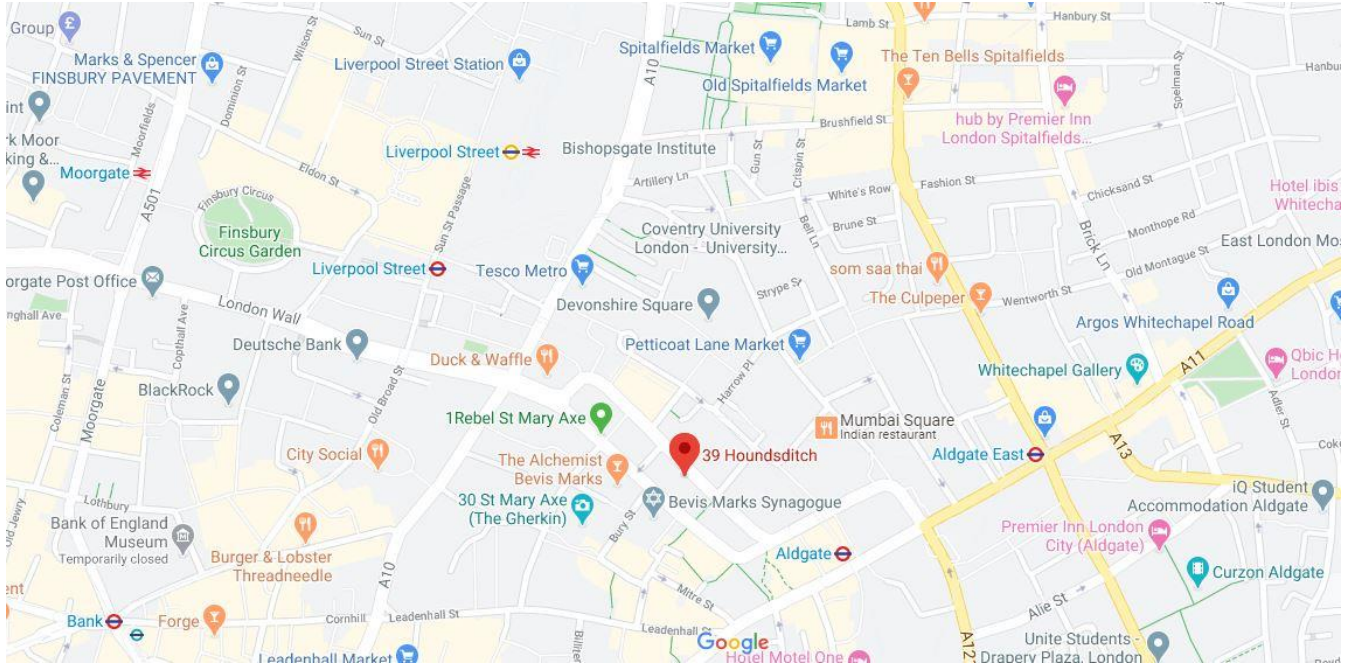
e: hwhitaker@matthews-goodman.co.uk

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