

To Let

Office 7,245 sq ft NIA

70 Mark Lane, London, Greater London, EC3R 7NQ



Fully Fitted Offices

Summary

- High profile development completed in early 2015.
- Type: Office
- Tenure: To Let
- Size: 7,245 sq ft NIA
- Rent: Available on Request

Highlights

- High quality Grade A offices
- Plug and Play - Fully fitted and furnished
- Winter garden & external terraces (12th Floor)
- Excellent natural light

Location

70 Mark Lane occupies an island site adjacent to Fenchurch Street station and within short walking distance from LLOYD's in the city's insurance district.

Bank, Monument, Tower Hill and Tower Gateway stations provide connectivity across central London.

Specification

- Occupational density of 1 : 8
- 4-pipe and 2-pipe variable fan coil air conditioning
- 2.75m floor to ceiling height
- 150mm raised floors
- 1.5m planning grid
- Full height glazing on four elevations
- 25W / sqm (plus 10W / sqm) small power
- 6 x 21 person passenger lifts
- 1 x 2,500 kg goods lift
- Motorcycle spaces
- Cycle spaces
- Shower and locker facilities

Availability

Floor	sq ft	Available
Floor 12	7,245	Available
Total	7,245	

Terms

Assignment available for a term until March 2030, subject to a tenant break option March 2025 or a new sublease available for a term until March 2025.

Viewings

Strictly by appointment with the sole agent.

Energy Performance Rating

This property has been graded as 31(B).

Rent

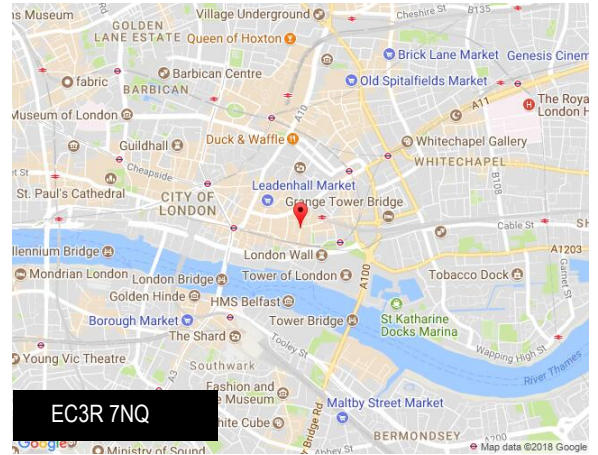
Available on Request

Business Rates

Rates Payable: £19.48 per sq ft

Service Charge

£9.97 per sq ft



Viewing & Further Information

If you are interested and would like more information please get in touch.

Contacts

Nick Lines

t: +44 (0)207 399 5693

e: nick.lines@eu.jll.com

Catherine Owen

t: +44 (0)207 399 5208

e: catherine.owen@eu.jll.com

