

# 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

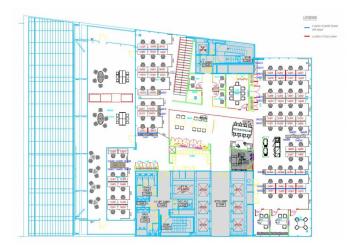
#### jll.co.uk/property













# jll.co.uk/property

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.