

[jll.co.uk/property](http://jll.co.uk/property)



# To Let

**103 Cannon Street, London, EC4N 5AG**

1,946 sq ft



## Location

The building is located in one of London's best connected areas, directly opposite Cannon Street station on the doorstep of many of the City's major institutions and companies, with enviable local leisure, restaurant and shopping amenities.

Transport facilities are excellent with Cannon Street station approximately 1 minutes' walk away (District and Circle lines). Bank and Monument stations are also within a 5 minute walk of 103 Cannon Street.

## Amenities

- VRF fan coil air-conditioning
- Raised floors
- Sash windows with double glazing
- Metal tile suspended ceilings with curved coffers and LG7 compliant lighting
- Triple height entrance with feature staircase
- High speed 8 person passenger lift
- Manned reception
- Bicycle racks
- Shower

## Accommodation

A new lease is available direct from the Landlord for a term by arrangement.

Description	Sq ft	Rent	Availability
5th Floor	1,946	£58.50 per sq ft	Available

## EPC

This property has been graded as 62 C.

## Rent

£58.50 per sq ft

## Business Rates

Rates Payable (2018/2019): £23.31 per sq ft  
(based upon Rateable Value: £92,000 and UBR: 49.3p)



## Contacts

### Jack Beeby

+44 (0)207 852 4063  
jack.beeby@eu.jll.com

### Hannah Ayles

+44 (0)207 399 5839  
hannah.ayles@eu.jll.com

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.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

