

# To Let

**30 St Mary Axe, London, Greater London, EC3A 8EP**

13,419 to 32,995 sq ft

- Plug & Play condition with high quality, flexible fit out in situ
- Server room and cabling in situ
- Four pipe fan coil air conditioning
- 2.75m finished floor to ceiling height
- Dual power supply



## Location

30 St Mary Axe is located in the heart of the City of London, forming part the internationally recognisable tower cluster. The building is located within easy walking distance of Liverpool Street mainline and underground station, Fenchurch Street mainline station and Bank and Monument underground stations. Local amenities are excellent, with a great selection of bars, restaurants and retail offerings within a few minutes' walk of the building.

## Specification

- Plug & Play condition with high quality, flexible fit out in situ
- Server room and cabling in situ
- Four pipe fan coil air conditioning
- 2.75m finished floor to ceiling height
- Manned reception
- Metal tile suspended ceilings
- Fully accessible raised floors – 150mm void
- Male, female and dedicated disabled persons' WCs on each floor
- 16 high-speed 21-person passenger lifts
- Dual power supply

## Terms

The accommodation is available by way of a sublease or an assignment for a term until June 2021 (Level 2) & November (Level 16) 2021 or longer by arrangement.

## Viewings

Strictly by appointment by the sole agents.

## Accommodation

The 16th floor is available to let in a plug and play condition with a high quality, flexible fit out in situ.

Floor / Unit	Size	Availability
16th	19,576 sq ft	Available
2nd	13,419 sq ft	Available

## EPC

This property has been graded as 50(B).

## Rent

Available on Request

## Business Rates

Rates Payable (2018/2019): £23.29 per sq ft

## Service Charge

£12.79 per sq ft



## Contacts

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