

Fitted & Furnished with
Private Terrace

NEWTON
PERKINS



Walsingham House, 35
Seething Lane, London, EC3N
4AH

4,306 SQ FT

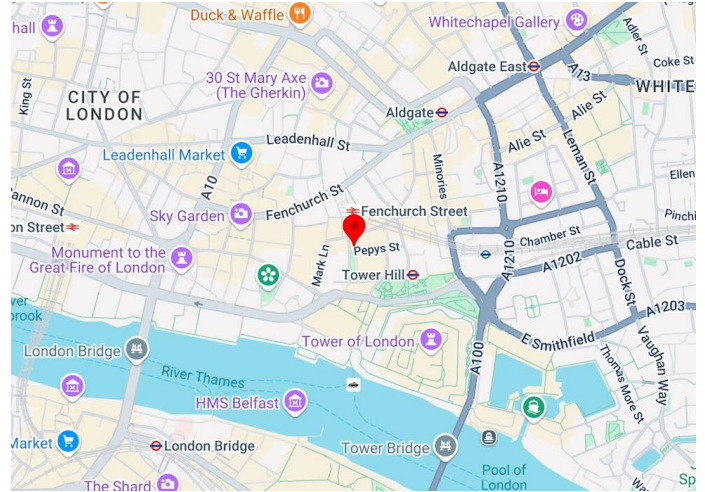
TO LET

- Fully fitted and furnished office floor
- 44-48 desks/workstations
- 1 x 10 person & 1 x 8 person meeting rooms
- High quality fit-out in situ
- Private 'wrap-around' terrace
- Fantastic uninterrupted views
- Large and modern breakout/kitchen
- EPC Rating - B

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Summary

| | |
|----------------|---------------------------|
| Available Size | 4,306 sq ft / 400.04 sq m |
| Rent | £70 per sq ft |
| Rates Payable | £26.90 per sq ft |
| Service Charge | £13.22 per sq ft |
| EPC | B |

Description

Walsingham House benefits from a prominent position next to Trinity Square and the Four Seasons Hotel. The building features an attractive period facade and modern reception area. The whole 8th floor is available to lease and offers 4,306 sq ft of contemporary fitted and furnished office space, boasting its own roof terrace overlooking Savage Gardens.

Terms

By way of an assignment to September 2029 or a new lease directly from the Landlord.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|-----------------------|-------|--------|--------------|
| 8th | 4,306 | 400.04 | Available |
| 8th - Private Terrace | 833 | 77.39 | Available |
| Total | 5,139 | 477.43 | |

Location

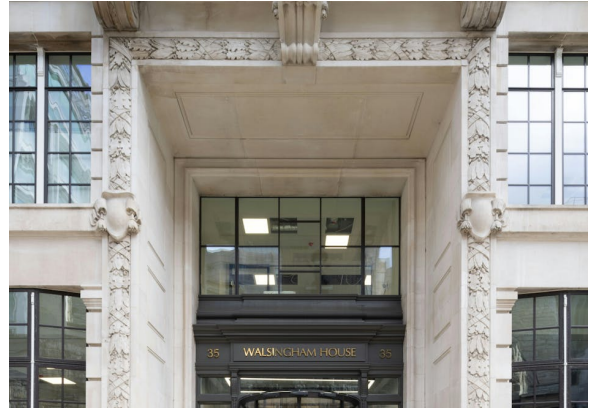
Walsingham House is well connected, with 7 stations within 10 minutes of the building and also benefits from the Elizabeth Line at Liverpool Street, which is a short walk from the property.



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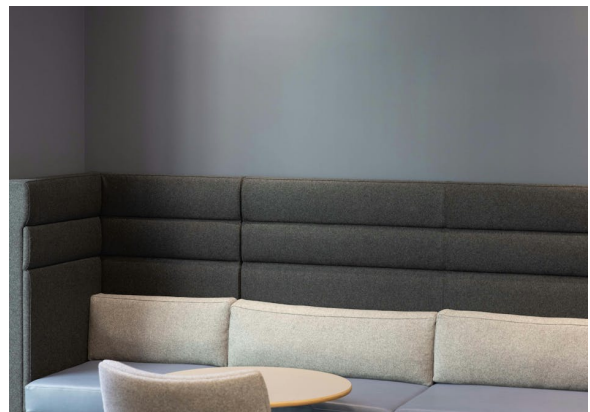


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