

London EC4

**111 Cannon Street - Unit A**

**Prominent Corner Unit - New Lease Available**





## Location

The premises form part of a new 20,000 sq ft office development opposite Cannon Street mainline station, close to the new Bank Underground Station.

In the heart of the City the office tenants include Bloomberg, Columbia Threadneedle, CSM Solicitors alongside retailers such as Boots, M&S Simply Food, Pret a Manger and Leon amongst others.

## Accommodation

The unit is in shell condition and is arranged over ground floor with basement storage with the following approximate areas:

### Unit A (GREEN) corner with St Swithin's Lane

Frontage	20 ft	
Return Frontage	20 ft	
Ground Sales	855 sq ft	79.43 sq m
Basement	673 sq ft	62.52 sq m
Total	1,528 sq ft	141.95 sq m

**N.B. Unit A and Unit B can be combined.**

## Rent

**£175,000** per annum exclusive.

## Tenure

Our clients are able to agree new leases for a term to be agreed with suitable upward rent reviews.

## Timing

Available Immediately.

## Rates

A split of the premises will require a re-valuation.  
(Interested parties are advised to make their own enquiries with the relevant local authority.)

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

EPC - Available on request

## Viewing & Further Information

Strictly by prior arrangement only with:

Peter Thomas  
pthomas@savills.com  
020 7734 3443

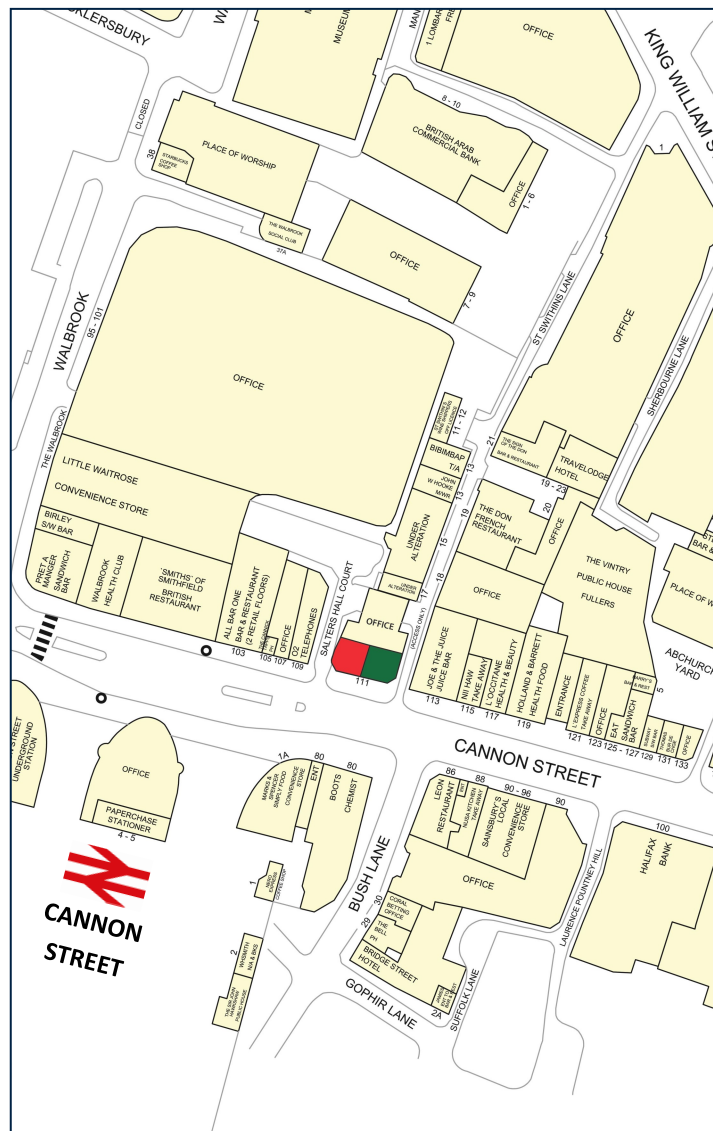
Benji Ashe  
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