



kinneygreen

property details

www.kinneygreen.com

****PRELIMINARY PARTICULARS****

**72 Cannon Street
London EC4**

**1,827 sq ft
(170 sq m) approx
OFFICE SPACE TO LET**



LOCATION:

The property is prominently situated on the southern side of Cannon Street within 40m of **Cannon Street Station** (National Rail, Circle and District Underground Lines) providing quick access to the West End and Midtown. **Monument** and **Bank** (Northern, Central, DLR) underground stations are also a short walk.

ACCOMMODATION:

3rd Floor 1,827 sq ft (169.73 sq m)

CITY / MIDTOWN / WEST END

Chartered Surveyors + Property Consultants

Misrepresentation Act: Kinney Green for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Kinney Green has the authority to make or give any representation or warranty whatever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.



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- AMENITIES:** To be Comprehensively Refurbished
VRV Comfort Cooling
Perimeter Trunking
LG7 Compliant Lighting
Metal Tiled Suspended Ceilings
DDA access from street level
Shower Facilities
8 Person Passenger Lift
EPC Rating - C
- LEASE:** A new lease by arrangement **direct from the Landlord.**
- RENT:** £62.50 per sq ft per annum
- SERVICE CHARGE:** £10 per sq ft per annum
- RATES:** £19 per sq ft per annum estimated for 2018/2019.
- POSSESSION:** **May 2018.**
- VIEWING:** **Strictly by appointment through joint sole agents:-**

KINNEY GREEN

Kim White / Becky Huckstep

Tel: 020 7643 1500

k.white@kinneygreen.com

b.huckstep@kinneygreen.com

March 2018

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