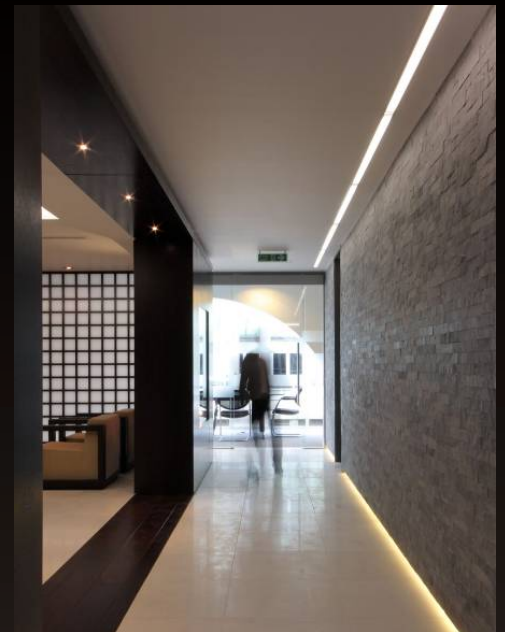
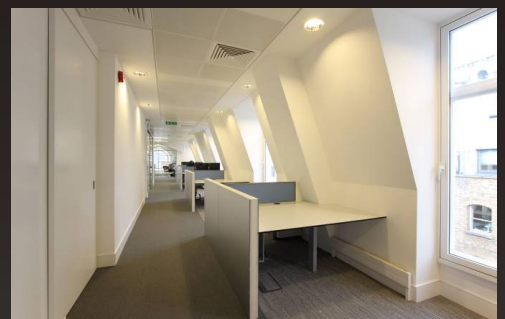


23 College Hill

London, EC4



Stunning Grade A Fitted-Out Offices To Let



LOCATION

Situated in the heart of the City of London, just off Cannon Street on the corner of College Hill and Cloak Lane, the property is accessed via an attractive courtyard entrance. Mansion House, Bank and Cannon Street stations are all within close proximity, providing links to the District, Circle, Central and Northern underground lines and DLR.

ACCOMMODATION

6th Floor Offices: 2,893sq ft (268.8sq m)

Basement store/server room: 150sq ft (13.9sq m)

AMENITIES

- Grade A specification
- Excellent natural light
- Four pipe fan coil air conditioning
- Metal tile suspended ceiling
- LG7 compliant lighting
- Raised floors
- 2 x 10 person passenger lifts
- Manned reception with 24 hour access and security
- Shower facilities & Bicycle storage

The sixth floor offices benefit from a superb fit-out that includes:

Roof terrace | Board room and private meeting room | Four private offices | Open plan desking | Kitchen and break-out area | AV equipment | Impressive reception | High quality furniture

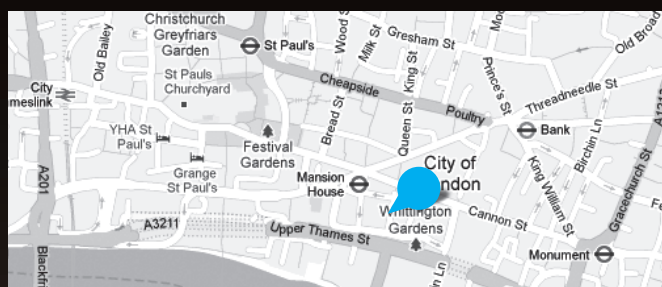
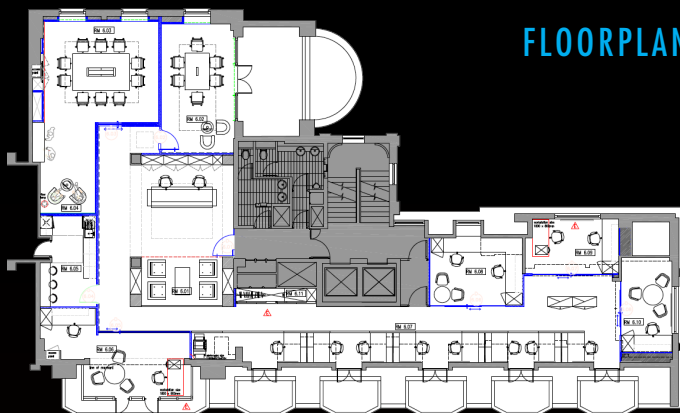
LEASE

An assignment of a lease for a term expiring on 31st March 2018 with a tenant's option to break on 1st April 2015. The rent passing is £159,115 per annum (£55.00 per sq ft). VAT is payable on rent.

ESTIMATED OUTGOINGS (Excl. VAT)

Rent	Office Rates (2013/14)	Est. Service Charge
£55.00 p/sq ft	£14.63 p/sq ft	£9.48 p/sq ft
£592.00 p/sq m	£157.48 p/sq m	£102.04 p/sq m

FLOORPLAN



Energy Performance Certificate

Non-Domestic Building

6th Floor, 23 College Hill, London EC4R 2RP
 Certificat Reference Number: 0851-0937-9939-2094-5006
 This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 270
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 95.3

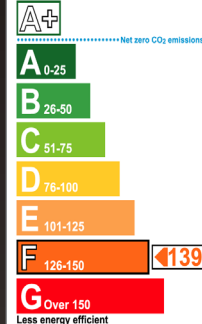
Benchmarks

Building similar to this one could have ratings as follows:
 40 If newly built
 103 If typical of existing stock

Energy Performance

Asset Rating

More energy efficient



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These details are for general guidance only and are not intended to form an offer or part of an offer. All 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 or representation of fact, but may satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT.

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