

# 2 Seething Lane, EC3

From 2,347 sq ft to 13,142 sq ft  
Newly Refurbished Offices to Let

## SUBJECT TO CONTRACT

### Location

The building is located in the City of London, on the west side of Seething Lane with Fenchurch Street to the north and Mark Lane running adjacent to the west. The property is located opposite the Trinity Square Garden development.

Seething Lane is well connected, located in close proximity to Tower Hill (Circle and District lines) and Monument (Circle and District lines) underground stations, Tower Gateway station (DLR) and Fenchurch Street (National Rail) railway station.

### Description

Originally constructed in 1859, the Grade II listed building was developed behind the retained Victorian façade in 1990.

The property has undergone a full CAT A refurbishment and comprises 30,593 sq ft of Grade A office accommodation arranged over lower ground, ground and seven upper floors. The creation of the additional 7<sup>th</sup> floor provides a 'glass box' style office with outstanding views of Tower Bridge and the Tower of London.

The building features an exceptional private roof terrace.

### Amenities

- Full CAT A refurbishment
- Newly refurbished reception and entrance
- New VRF air conditioning system
- New LED lighting
- New raised floors
- Terrace on the 7<sup>th</sup> floor
- x2 passenger lifts
- 24 hour access
- Bicycle racks and shower facilities
- EPC B (44)

### Viewing

Viewing strictly by appointment through Cushman & Wakefield or through our joint agents Crossland Otter Hunt.



Floor	Area (sq ft)	Area (sq m)
4th	3,943	366
1 <sup>st</sup>	3,895	362
Ground	2,957	275
Lower Ground	2,347	218
<b>Total</b>	<b>13,142</b>	<b>1,221</b>

Costs	Per sq ft exclusive
Rent	From £59.50
Rates	£17.84
Service charge	£10.10

### Lease

New leases available direct from the Landlord.

### Availability

Available now

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For more information, contact:

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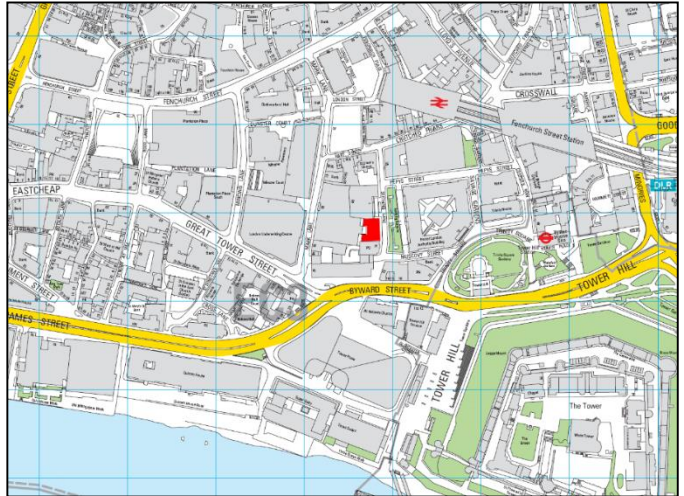
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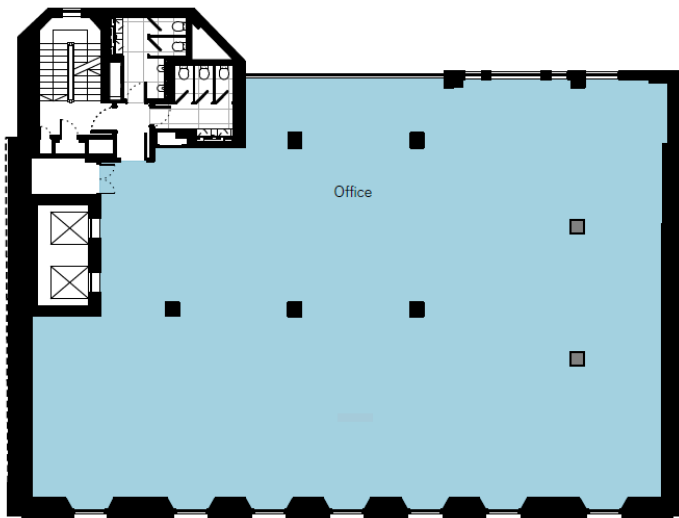
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**EPC Rating – To be confirmed**

**Location Map**



**Typical Floor Plan**



**Building Images**



[cushmanwakefield.com](http://cushmanwakefield.com)