



Short Term, Fully Fitted Offices

77 Mansell Street, London, E1 8AN

4,970 SQ FT | 5,855 SQ FT | 10,825 SQ FT

HIGH QUALITY 'PLUG & PLAY' OFFICE FLOORS TO LET SHORT TERM & ECONOMIC TERMS

- Designated parking / cycle racks potentially available by separate arrangement
- Flexible, short term lease(s) available
- Additional meeting rooms available by separate arrangement
- NO VAT PAYABLE
- Fully furnished to a high standard on both floors
- Large private terrace (4th floor)
- Manned reception
- Communal visitor lounge (ground floor)

Overview.

4,970 SQ FT | 5,855 SQ FT | 10,825 SQ FT HIGH QUALITY 'PLUG & PLAY' OFFICE FLOORS TO LET SHORT TERM & ECONOMIC TERMS

Location.

77 Mansell Street is an attractive modern office building located on the East side of Mansell Street close to the junction with Portoken Street. Aldgate (Circle and Metropolitan lines), Aldgate East (District and Hammersmith & City lines), and Tower Hill (Circle and District lines) are the nearest underground stations, with London Bridge (Jubilee and Northern lines and National Rail), Cannon Street (National Rail, Circle, and District lines) and Fenchurch Street (National Rail) stations also being within walking distance.

Accommodation

The available accommodation is arranged over the entire 3rd and 4th floors comprising some 5,855 sq ft and 4,790 sq ft respectively. The 3rd floor is currently configured to provide; a large reception area, a large kitchen and breakout area, 66 desks in open plan, print area, 2x 4 person meeting rooms, 3x phone booths, and a soft seating breakout area. The 4th floor is currently configured to provide; an 8 person boardroom, 57 desks open plan, 4x small meeting rooms, 2x 6 person meeting rooms, and a print area also benefitting from two private terraces. There is an additional fully fitted floor of 5,795 sq ft that can also be made available.

Floor/Unit	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)
4th	4,970	461.73	£25	£14.13	£11
3rd	5,855	543.95	£25	£14.45	£11
Suite	5,795	538.37	£25	£16.38	£11
Total	16,620	1,544.05	£25	£14.99	£11

Financials.

Rent £25 per sq ft

Rates Payable £16.26 per sq ft

Service Charge £11 per sq ft

VAT Not applicable. The building is not elected to VAT

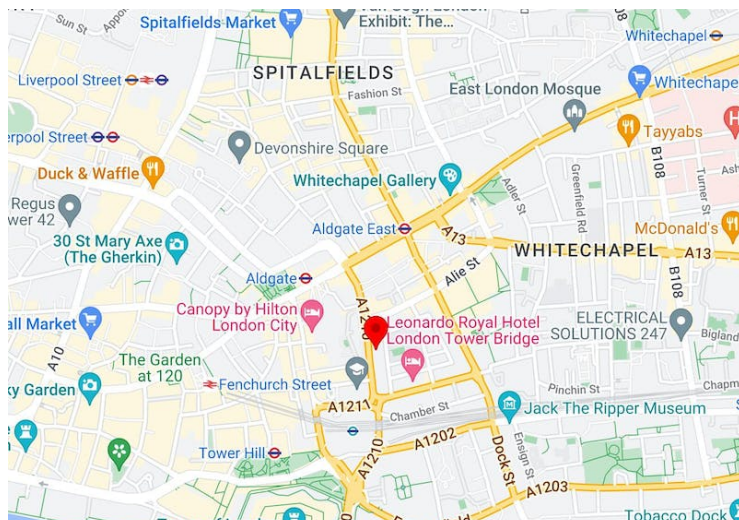
Terms.

New short term lease(s) direct from the Landlord for a term by arrangement.

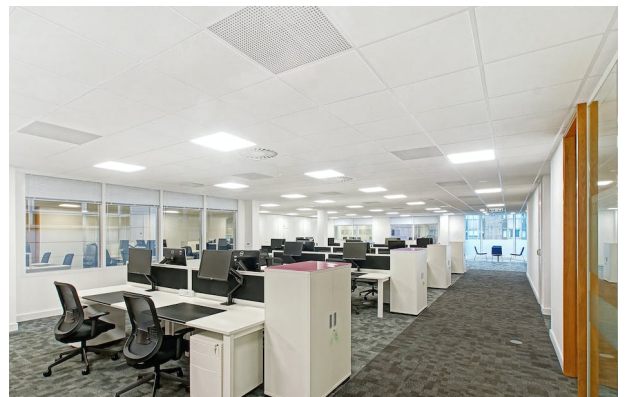
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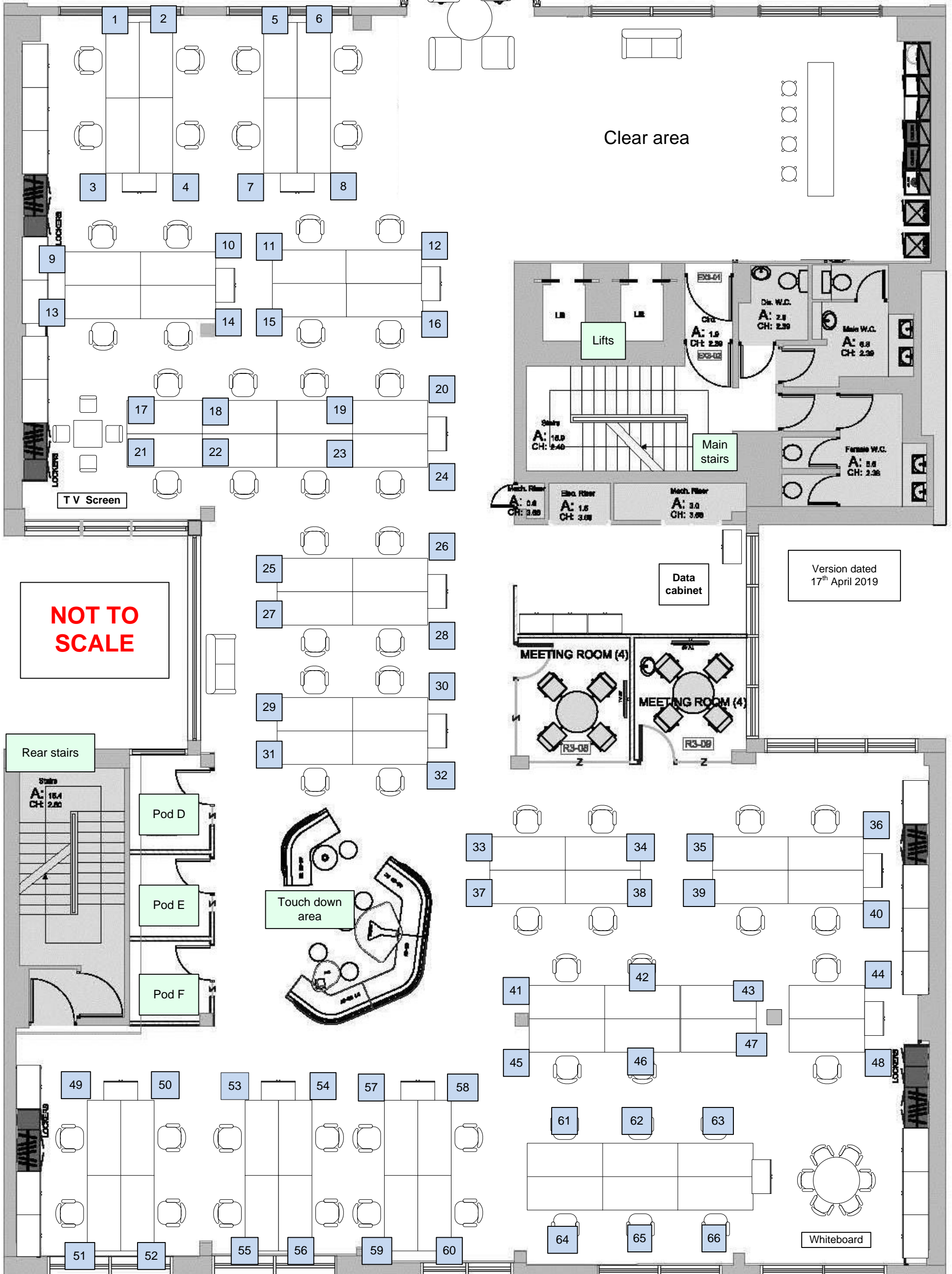






Mansell Street
Third floor

Total: 66
workstations



Mansell Street

Fourth floor

Total: 59
workstations

