



## 5 St. Helen's Place, London, EC3A 6AB

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### Exceptional Fully Fitted and Furnished Offices

- Fully fitted and furnished to a high standard
- Impressive reception with commissionaire
- Column free floorplates
- City core location

## Overview.

Exceptional Fully Fitted and Furnished Offices

## Location.

5-7 St. Helen's Place, EC3 is located on the eastern end of Bishopsgate within the Conservation Area of St. Helen's Place. Liverpool Street station is a short walk away for Mainline, Underground and Crossrail train services. The building is located in the heart of the Eastern Tower Cluster, meaning Lloyds of London is easily accessible as are the local retail amenities at Leadenhall Market and The Royal Exchange.

## Accommodation

The accommodation comprises the following areas:

| Floor/Unit | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total year         |
|------------|-------|--------------|-----------------------|------------------------|--------------------|
| 3rd        | 4,734 | £56.90       | £27.28                | £16.74                 | <b>£477,755.28</b> |

## Financials.

Passing Rent £56.90 per sq ft

Rates Payable £27.28 per sq ft

Service Charge £16.74 per sq ft

VAT Applicable

Legal Fees Each party to bear their own costs

## Specifications.

- Fully fitted and furnished to a high standard
- 4x meeting rooms
- Impressive reception with commissionaire
- 2x automatic passenger lifts
- LG7 compliant lighting
- Air conditioning
- Raised floors
- Column free floorplates
- Male & female WCs on each floor
- Showers and bicycle storage

## Terms.

Assignment of the existing lease for a Term to expire 1st January 2028

## Contacts.

### Andrew Knights

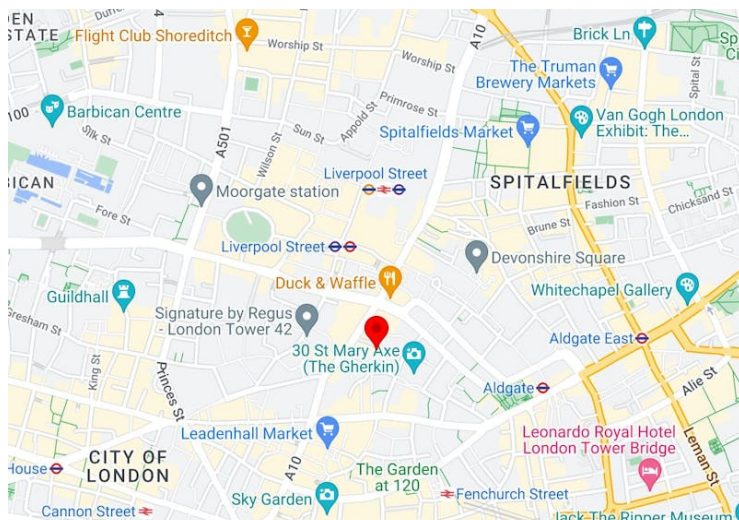
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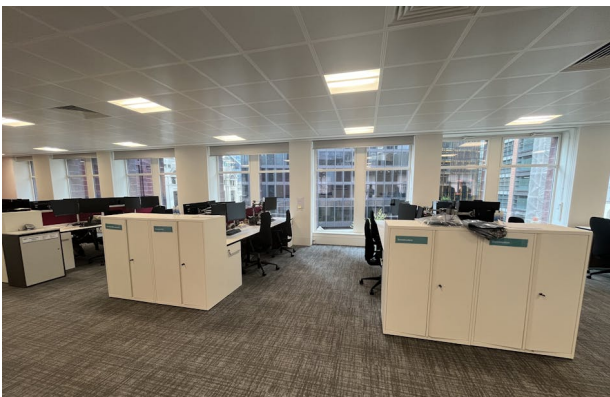
### Sammy Conway

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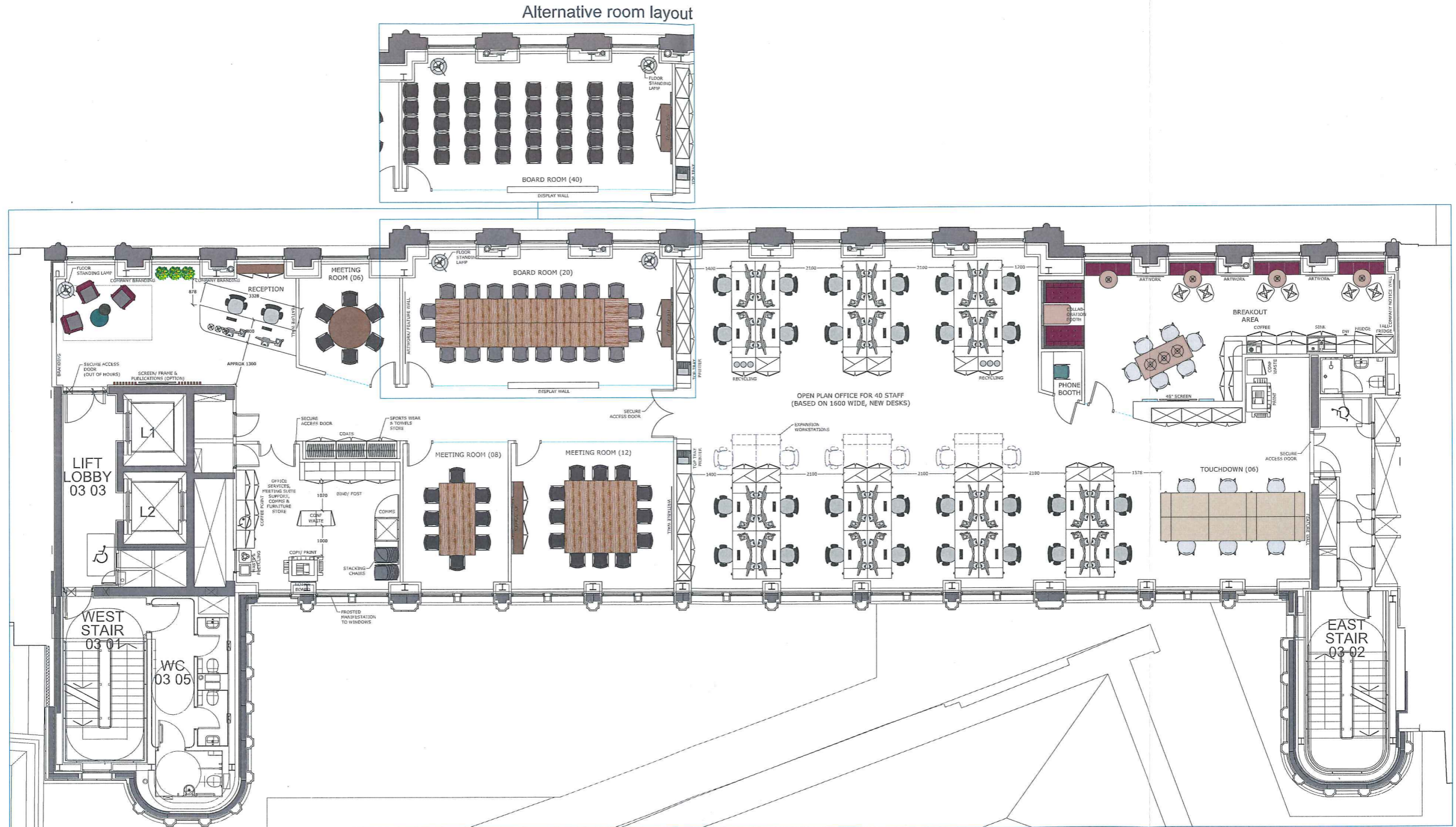


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5 St. Helen's Place  
General Arrangement: Option 01  
**01.1 GA Day 1 A2**



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Signed.....Date.....

**GENERAL NOTES:**

| Revisions: |          |  | Revisions: |       |                       | Revisions: |       |                       |
|------------|----------|--|------------|-------|-----------------------|------------|-------|-----------------------|
| No:        | Date:    | Description of Works:                        | No:        | Date: | Description of Works: | No:        | Date: | Description of Works: |
| A          | 13.11.17 | Updates to general arrangement.              |            |       |                       |            |       |                       |
| B          | 20.11.17 | Updates to general arrangement.              |            |       |                       |            |       |                       |
| C          | 27.11.17 | Updates to general arrangement.              |            |       |                       |            |       |                       |
| D          | 05.12.17 | Updates to comms unit and specs.             |            |       |                       |            |       |                       |
| E          | 12.12.17 | Updates to reception & meeting room layouts. |            |       |                       |            |       |                       |

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**Client:** Clarke Willmott **Drawing No:** CW\_5SHP\_03 GA **Scale:** 1:100 @A2  
**Project:** 3rd floor, 5 St. Helen's Place, London **Revision No:** E **Drawn By:** Kford  
**Title:** 01.1 GA Day 1 A2 **Date of Origin:** 26.09.17 **Checked By:** Sjenkins