



## Short-Term Plug & Play Offices

### 22 Billiter Street, London EC3 Offices From 4,322 Sq Ft (401 Sq M)

**Location:** This well known building is prominently located on the east side of Billiter Street at the junction with Leadenhall Street. The central location offers mainline and underground transport services via Bank, Monument and Fenchurch Street stations which are all within easy walking distance.

**Accommodation:** The accommodation is located over the part 4th floor and 5th floors, which can be let as a whole or can be split into individual smaller units as follows:-

#### 5th Floor

Suite 1	7,456 sq ft	692 sq m	<b>(UNDER OFFER)</b>
Suite 2	4,365 sq ft	405 sq m	
Suite 3	<b>LET</b>	<b>LET</b>	
<b>Total</b>	<b>11,821 Sq Ft</b>	<b>1,097 Sq M</b>	

#### Part 4th Floor

Suite 1	<b>LET</b>	<b>LET</b>
Suite 2	4,322 sq ft	401 sq m
<b>Total</b>	<b>4,322 Sq Ft</b>	<b>401 Sq M</b>

**Amenities:** The accommodation is predominantly open plan, although benefits from some partitioned meetings rooms and Cat5 Cabling. The building and accommodation benefits from the following amenities:

- \* Fan coil air conditioning
- \* Separate goods lift
- \* Raised floors
- \* Suspended ceilings
- \* 6 ten person passenger lifts
- \* 24 hour access and security
- \* Cat5 cabling
- \* Floor plans available

**Tenure:** Available on a sub-lease expiring 22nd March 2011

**Terms:** Upon application

**Possession:** Immediately available

**Viewings:** Strictly by appointment through joint sole agents:

#### Dron & Wright

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#### Cushman & Wakefield

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Subject to Contract

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