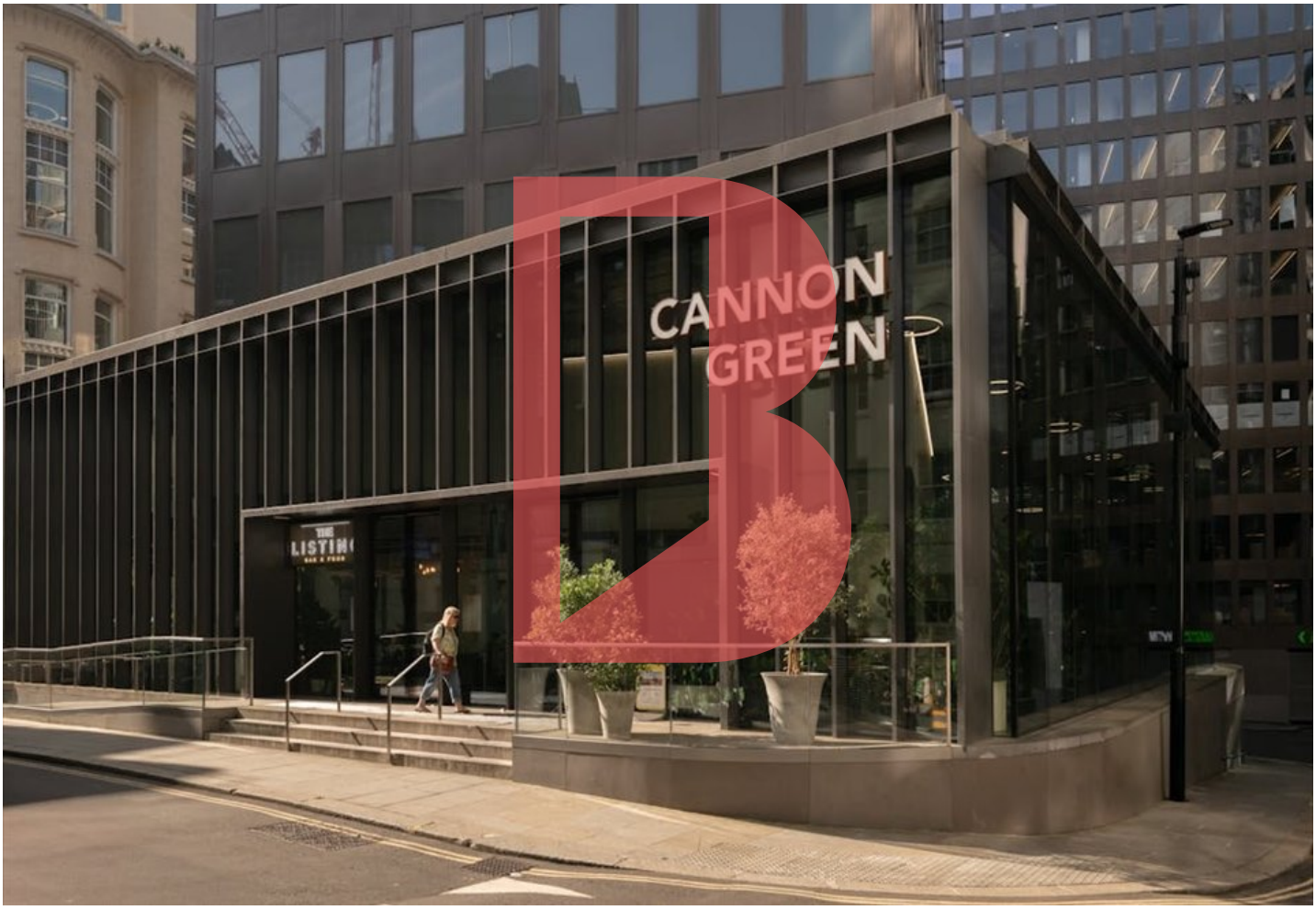


CANNON GREEN

OVERVIEW

Impressive fitted out workspace with communal roof terrace, cycle-in bike storage, luxury shower / changing facilities and business lounge.

The space is fitted out to provide in excess of 70 workstations, plus a separate kitchen area, phone booths and meeting rooms.

Occupiers benefit from a generous communal roof terrace with panoramic views, business lounge, on-site restaurant and bar, cycle-in bike storage and showers.

On-site facilities are excellent, with the provision of all-day restaurant and bar, The Listing on the ground floor.

AMENITIES

- Fitted and Furnished
- Communal Roof Terrace
- Cycle-in Bike Storage and Showers
- Business Lounge
- Striking Reception and Podium
- Exposed Concrete Walls







TERMS

Flexible by arrangement

SUMMARY

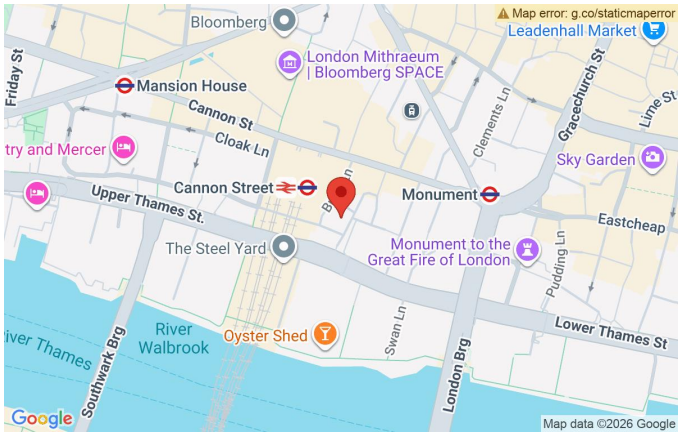
Available Size	6,325 sq ft
Rent	Quoting £45 psf on Sub-lease basis or £75 psf on a new lease
Lease	Sublease until 21st June 2027
Business Rates	£22.25 per square foot
Service Charge	£11.50 per square foot
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

stephen@bureauoffice.co.uk
+44 (0) 7917 841 891



LOCATION

Cannon Green is located next door to Cannon Street station in the heart of the City of London.

The new entrance to Bank Station is just 2 minutes' walk away. London Bridge and Liverpool Street are also within easy reach.

The building is surrounded by an excellent choice of dining and retail options with Bloomberg Arcade, Bow Lane and One New Change all within a short walk.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other 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 of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.