



CANNON GREEN

OVERVIEW

Newly fitted out workspace with panoramic communal roof terrace, cycle-in bike storage, high-end shower / changing facilities and business lounge.

The space was fitted out in June 2022 to provide 3 meeting rooms, a private office, telephone booths and open plan desking.

Available on a sub-lease or assignment until June 2027 with the benefit of an option to break in June 2025.

AMENITIES

Newly fitted out and furnished

Communal Roof Terrace

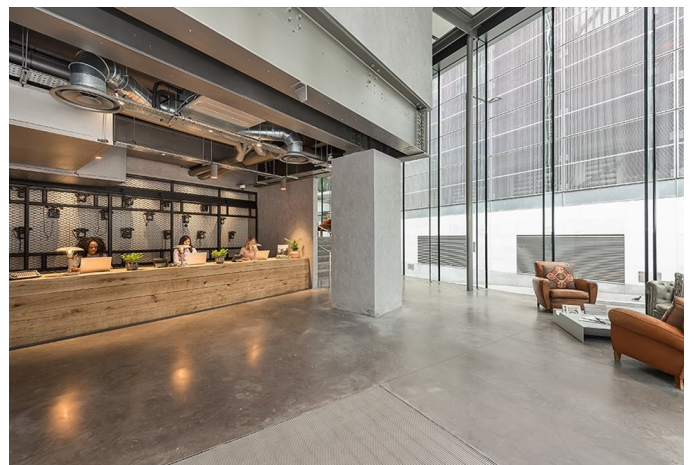
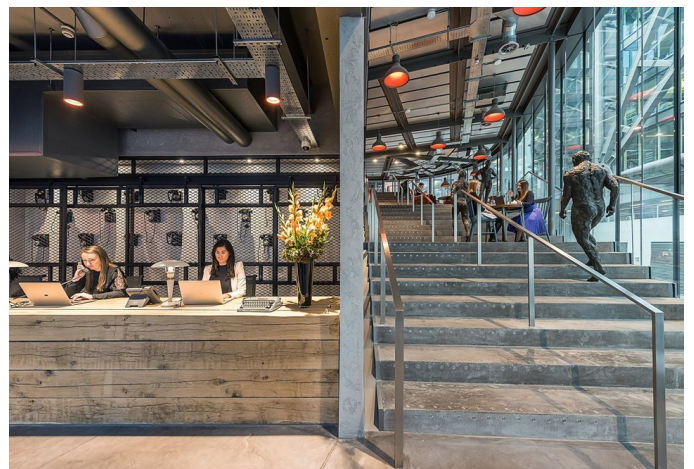
Cycle-in Bike Storage

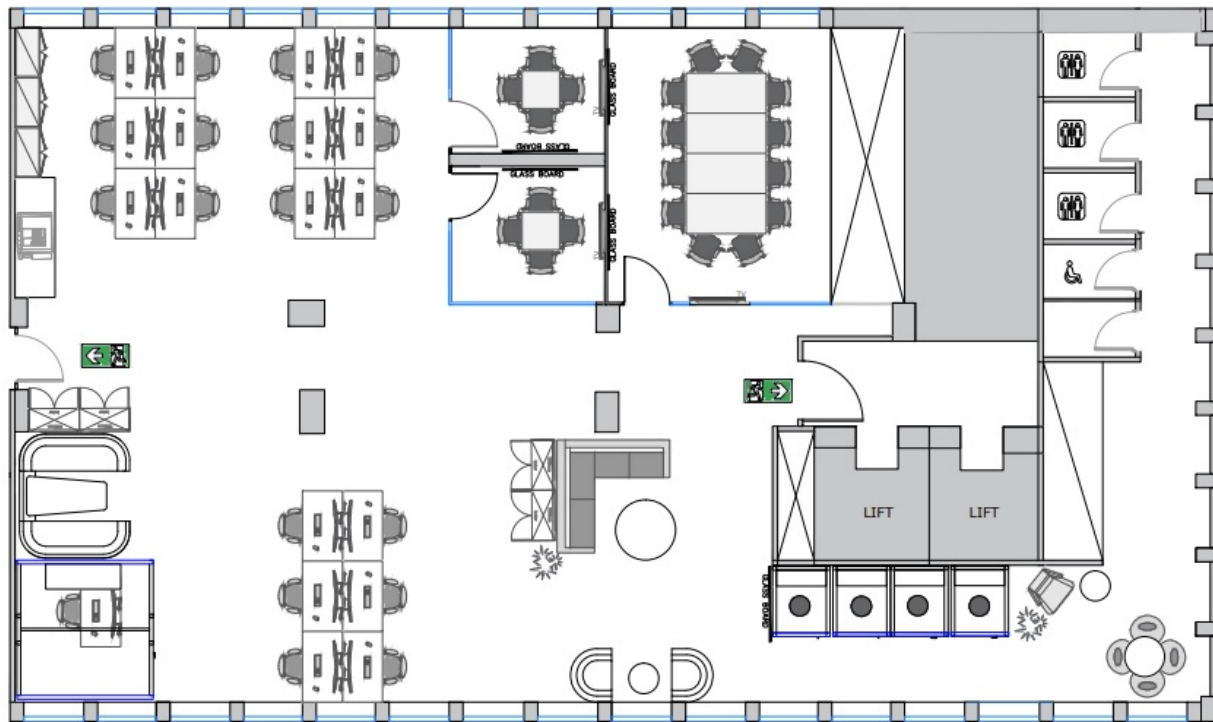
Showers

Business Lounge

Striking Reception and Podium

Fibre connectivity





TERMS

Flexible by arrangement

SUMMARY

Available Size	2,713 sq ft
Rent	£69.50 per square foot
Lease	Available on a sub-lease or assignment until June 2027 with the benefit of an option to break in June 2025. The lease is outside the Act.
Business Rates	£22.50 per square foot
Service Charge	£11.50 per square foot
VAT	Elected

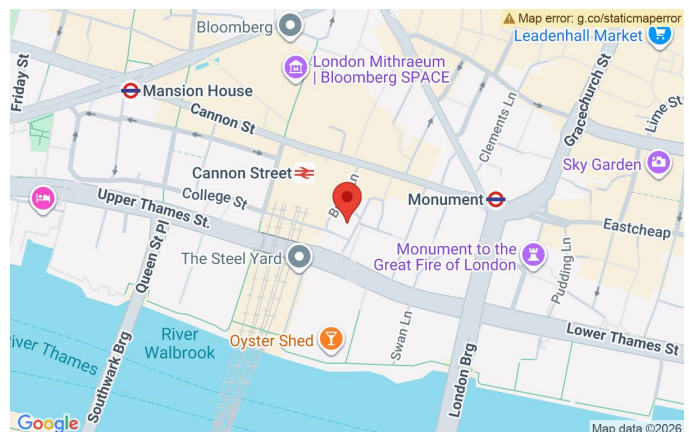
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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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' walkaway. 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.

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