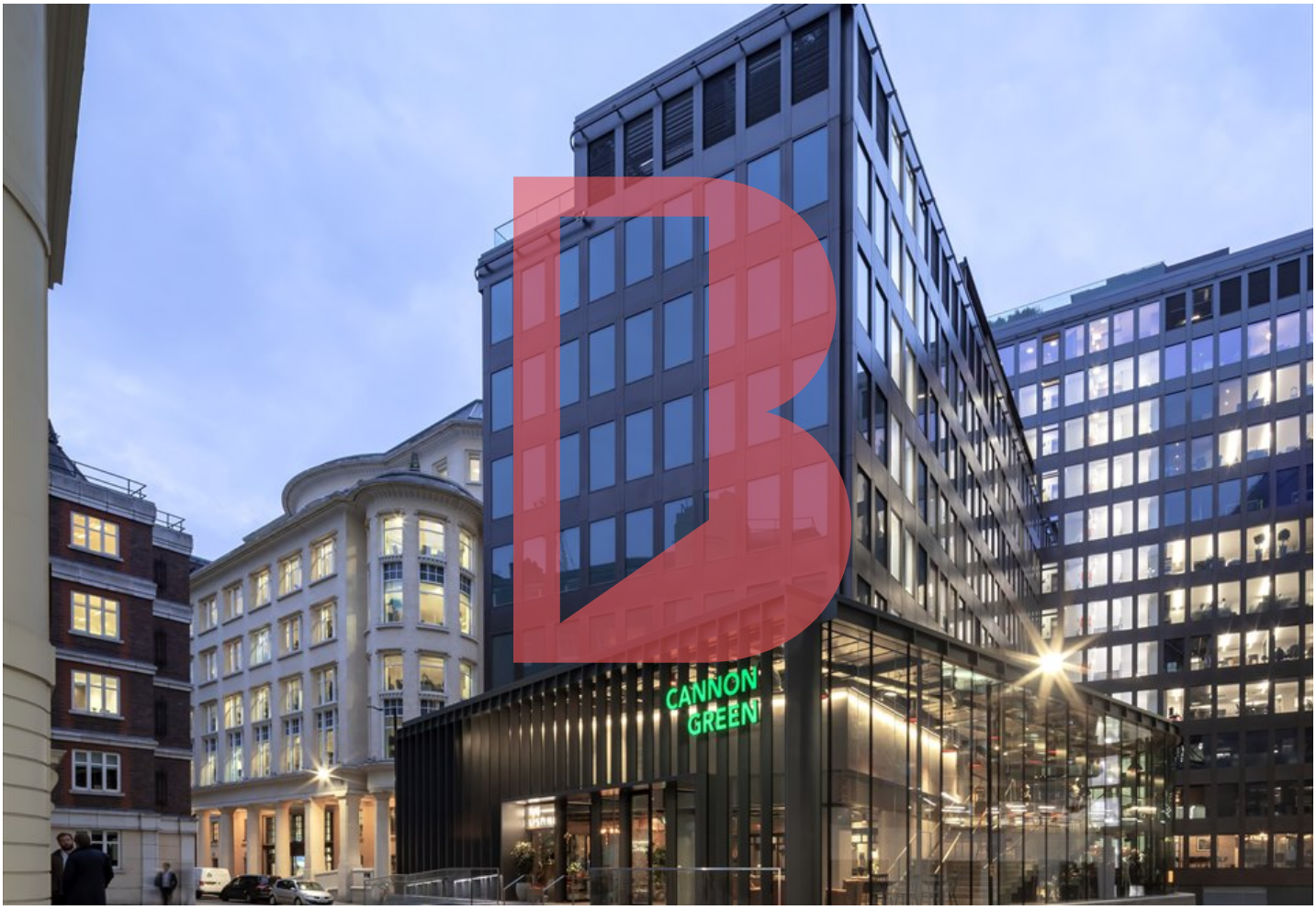


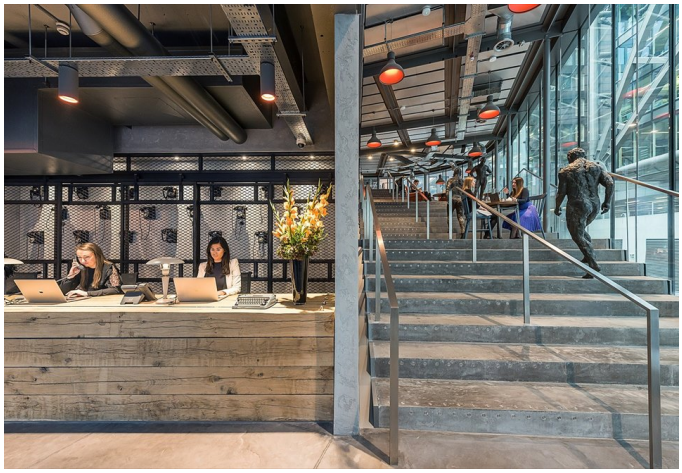
CANNON GREEN

OVERVIEW

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

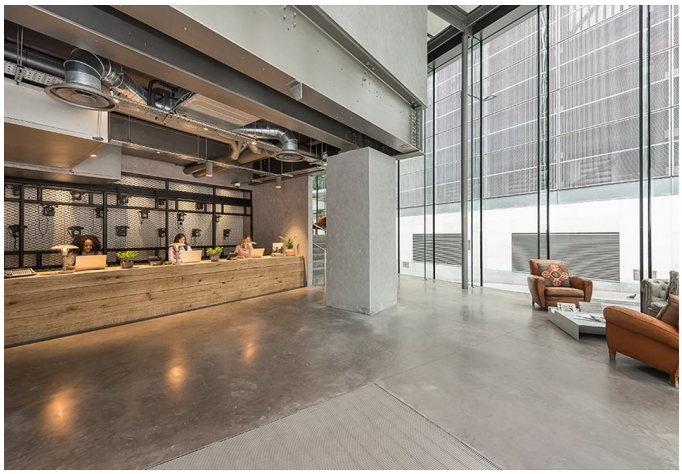
The space was fitted out in June 2022 to provide 3 meeting rooms, a private office, telephone booths and open plan desking.

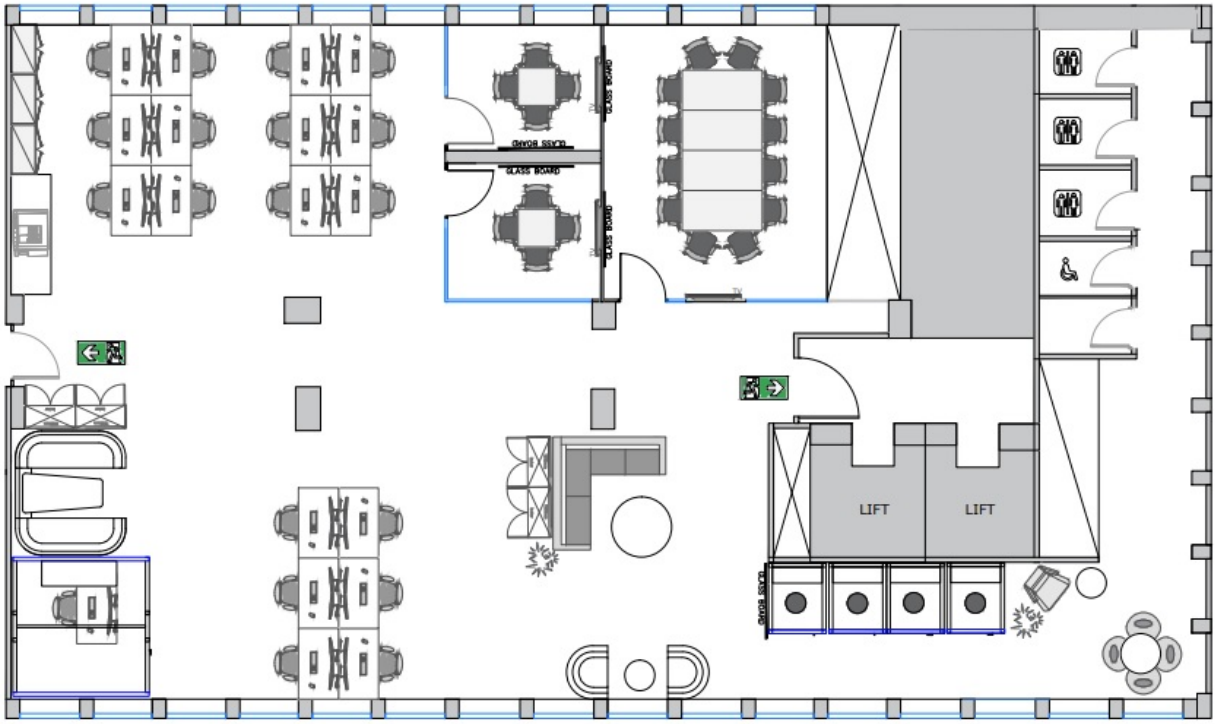
Available on a sub-lease or assignment until June 2027 with the benefit of an option to break in June 2025.



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

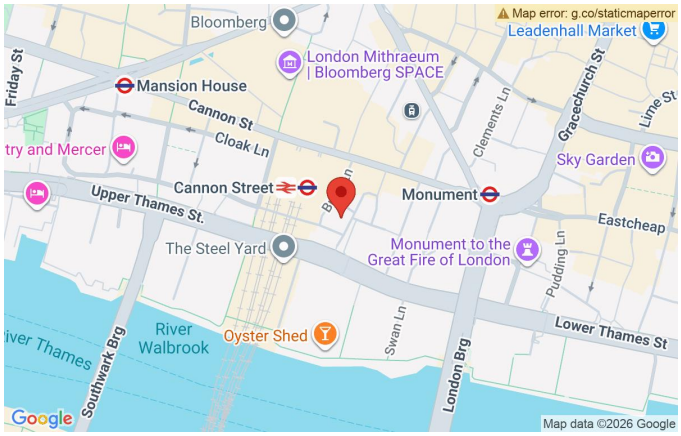
Available Size	2,713 sq ft
Rent	£69.50 per square foot
Lease	Available on a sub-lease or assignment until June 2027 with the benefit of an option to break in June 2025. The lease is outside the Act.
Business Rates	£22.50 per square foot
Service Charge	£11.50 per square foot
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

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



LOCATION

Cannon Green is located next door to Cannon Street stationin 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 diningand retail options with Bloomberg Arcade, Bow Lane and One New Change allwithin 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.