

# 30 Watling Street

## London EC4



677 sq ft - 3<sup>rd</sup> Floor of self-contained building

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### Location

30 Watling Street is situated close to the junction of Queen Street and Watling Street which runs parallel to Cannon Street. It is within 100 yards of Mansion House underground station and a few minutes from Bank station. The shopping amenities of Bow Lane and One New Change are in the immediate vicinity and there are numerous restaurants and bars in the area.

### Description

This excellently located space benefits from a quality fit out in situ, inclusive of kitchen break out area. The building has air-conditioning and an access controlled passenger lift. The floors are accessed from an impressive new front door and reception area. The floor has excellent natural light and look towards the new Bloomberg headquarters at Walbrook Square.

### Specification

- Fitted accommodation
- Prestigious entrance hall
- Air-conditioning
- Raised floors
- 8 Person passenger lift
- 3 shower rooms
- Bicycle storage
- Close to all amenities and excellent transport links

### Accommodation

Floor	Area (sq. ft.)	Area (sq. m.)
3 <sup>rd</sup>	677	62.89
<b>Total</b>	<b>677</b>	<b>62.89</b>

### Viewing - strictly by appointment through:-

James Gillett  
Savills  
020 7409 8961  
[jgillett@savills.com](mailto:jgillett@savills.com)

Moli Geng  
Savills  
020 3810 9886  
[sbeard@savills.com](mailto:sbeard@savills.com)



### VAT

VAT will be charged on rent

### Lease

A new lease term by arrangement

### Quoting rent

£62.50 per sq ft

### Rates

Estimated at £22.33 per sq ft

### Service Charge

Estimated at £18.01 per sq ft

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