

Boundary House

7/17 Jewry Street, London, EC3

REFURBISHED, ECONOMICAL OFFICES
1,708 – 4,694 SQ FT AVAILABLE*



DESCRIPTION

Boundary House is situated within the City of London, where the traditional finance and insurance industries meet the creative sectors of the East.

We are marketing the part ground and part 3rd floors; the part ground floor benefits from a high quality existing fit-out and the 3rd floor has been refurbished to Cat A.

Communications are excellent with numerous mainline and underground stations locally, such as Aldgate, Fenchurch Street and Tower Hill. The building is within easy reach of an array of dining, shopping and cultural attractions namely Leadenhall Market, Spitalfields Market, St Katharine Docks and the Whitechapel Art Gallery.

AMENITIES

- Refurbished accommodation
- VRF Air conditioning
- Metal tiled suspended ceilings
- Male and female WC's
- 24 hour access
- Manned reception
- Basement storage

CONTACTS

Simon Conie

t: 020 7182 3403
m: 07702 974 333
e: simon.conie@cbre.com

Freddie Morris

t: 020 7182 2814
m: 07702 976 192
e: freddie.morris@cbre.com

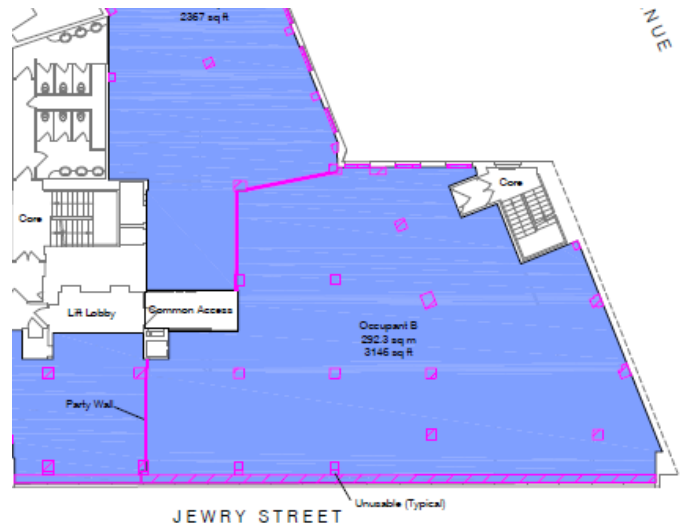
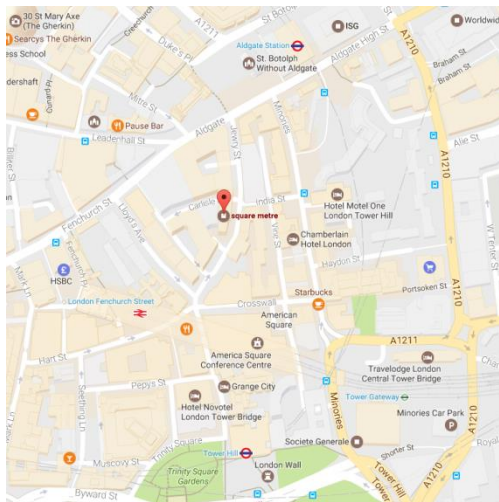
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TENANCY

Floor	Area (sq ft)	Rent PSF
Part 3 rd	2,986	£29.50
Part Ground*	1,708	£29.50
Total	4,694	-



LOCATION

- The property is located on the west side of Jewry Street, close to the junction with Fenchurch Street to the north and Crutched Friars to the south.
- Numerous mainline and underground stations locally, such as Aldgate, Fenchurch Street and Tower Hill. The building is also close to the new Elizabeth Line at Liverpool Street opening in 2019.

TERMS

- Lease: New Lease for a term until June 2021
- Guide rent: From £29.50 per sq ft per annum
- Business Rates: £15.00 per sq ft (2018 est)
- Service Charge: £9.12 per sq ft (2018 est)

*Availability is subject to surrender of the existing part ground floor lease

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