

# Regis House, 45 King William Street

London, EC4



8<sup>th</sup> Floor – 7,371 sq ft

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## Location

Regis House, 45 King William Street is located on the eastern side of King William Street, just north of London Bridge and a few minutes' walk from the City core. The building benefits from the transport links from Monument (Circle and District Lines), Bank (Central, Northern, and DLR), and London Bridge (Northern, Jubilee, Thameslink and Mainline services) stations.

There are numerous restaurant, bar and shopping amenities in the immediate area including; Leadenhall Market, Borough Market and along both banks of the Thames.

## Description

Regis House is a high quality office building comprising of 107,142 sq ft in total. The building was developed by Land Securities in 1998 and was previously refurbished to include new communal break out areas in the entrance hall.

The 8<sup>th</sup> floor benefits from a corporate fit-out, inclusive of 3 private offices, 4 meeting rooms, open plan space, a kitchen and a break-out area.

## Specification

- Fitted accommodation
- 2 kitchen/breakout areas
- Four-pipe fan coil conditioning
- Suspended metal tile ceiling
- 4x 16 person passenger lifts
- Manned reception
- Ground floor break out area
- 1x goods lift
- 1x car parking space available by arrangement
- Shower and bike storage amenities

## Accommodation

Floor	Area (sq ft)
8 <sup>th</sup>	7,371
<b>Total</b>	<b>7,371</b>

**Viewing** - strictly by appointment through:-

David Law  
Savills  
020 7409 8922  
[DLaw@savills.com](mailto:DLaw@savills.com)

Josh Lamb  
Savills  
020 7409 8891  
[JLamb@savills.com](mailto:JLamb@savills.com)



## VAT

The property has been elected for VAT

## Lease

An assignment available until September 2025, inside the 1954 Act.

## Passing rent

£50.26 per sq ft

## Rates

£22.29 per sq ft

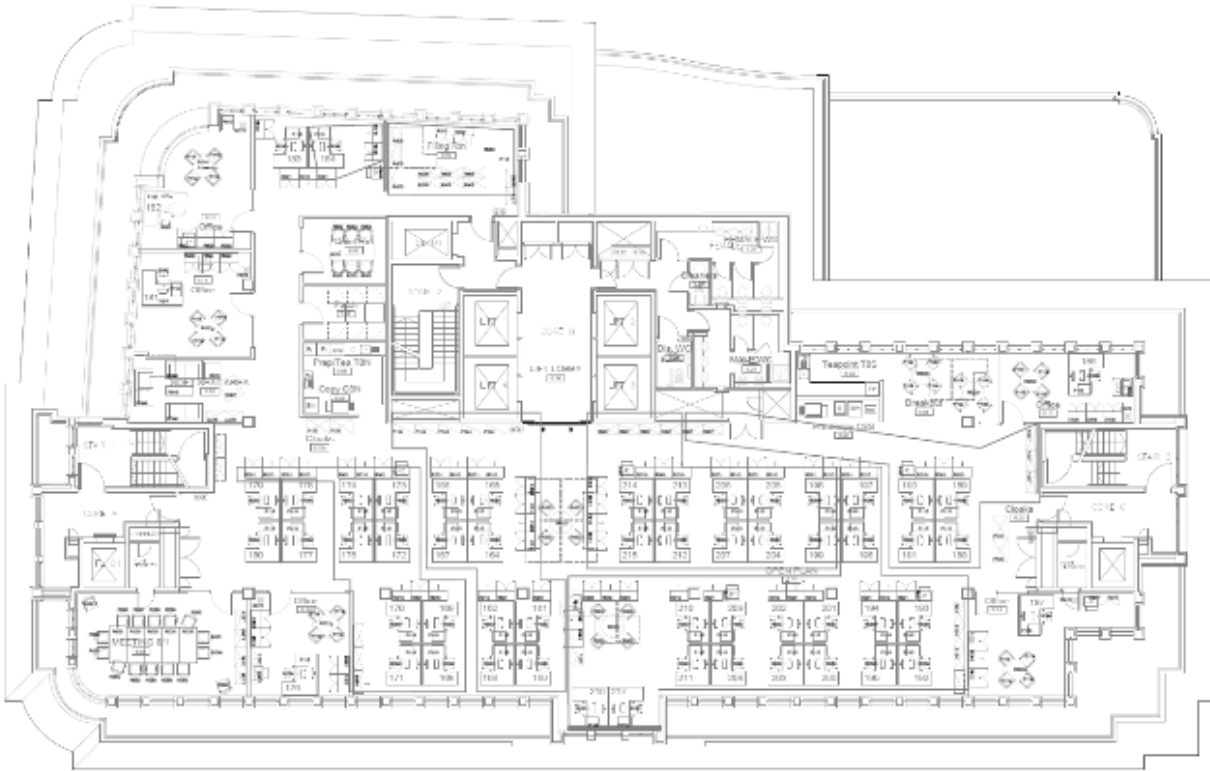
## Service Charge

£12.00 per sq ft

Moli Geng  
Savills  
0203 810 9886  
[moli.geng@savills.com](mailto:moli.geng@savills.com)

# Floorplan

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**8<sup>th</sup> Floor**