

TO LET - OFFICE

70 MARK LANE

EC3R 7NQ



Key Highlights

- 6,703 to 13,948 sq ft
- 13th floor CAT A
- 12th floor fully fitted
- 21 showers
- Private terraces on both floors
- BREEAM 'Excellent'
- Motorcycle and cycle spaces
- 1 x goods lift

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Description

With an impressive façade, the property offers efficient and flexible office accommodation arranged over 16-stories with south facing terraces on 7 upper floors.

The 12th and 13th floors of 70 Mark Lane are held on separate leases and available by way of assignment. Both leases expire in April 2032 with tenant only break options in April 2027. The 12th floor is fully fitted and the 13th floor is in CAT A condition.

Location

70 Mark Lane is located adjacent to Fenchurch Street station and is a short walk from Aldgate, Aldgate East, Bank and Monument underground stations.

It is surrounded by an abundance of local amenities including restaurants, coffee bars, gyms and hotels.

Nearby restaurants include Honi Poke, LEON, Pret A Manger, Café Nero, Fenchurch Barbers and Third Space.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
13th	6,703	622.73	£73.00/sq ft	Available
12th	7,245	673.08	£72.00/sq ft	Under Offer
Total	13,948	1,295.81		

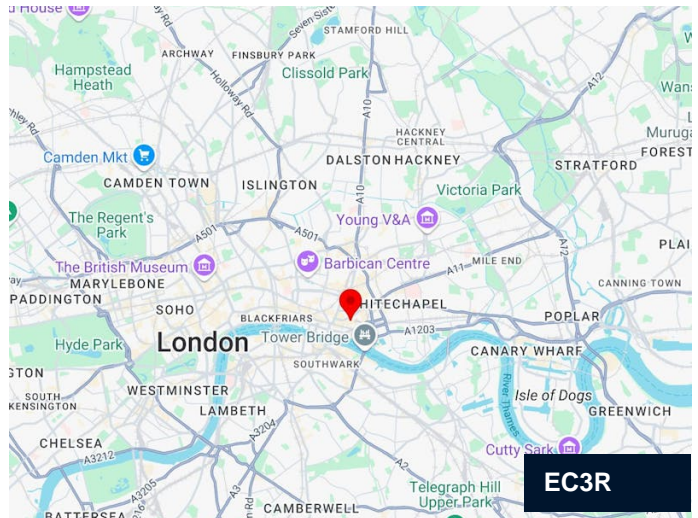
Terms

Available by assignment to April 2032 with the benefit of a tenant only break in April 2027

Rent: £72.00 - £73.00 psf (passing)

Business Rates: est. 12th Floor: £32.65 psf/ 13th Floor: £34.83 psf (Lessee to rely on their own enquiries)

Service Charge: £14.12 psf



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