

72-75  
FENCHURCH  
STREET  
EC3

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Ground floor under offer  
to independent bar

Prime Lower Ground Floor Unit  
Class E Use | 3,056 sq ft



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FENCHURCH  
STREET  
EC3

A LANDMARK BUILDING  
*that has undergone  
a comprehensive  
redevelopment*

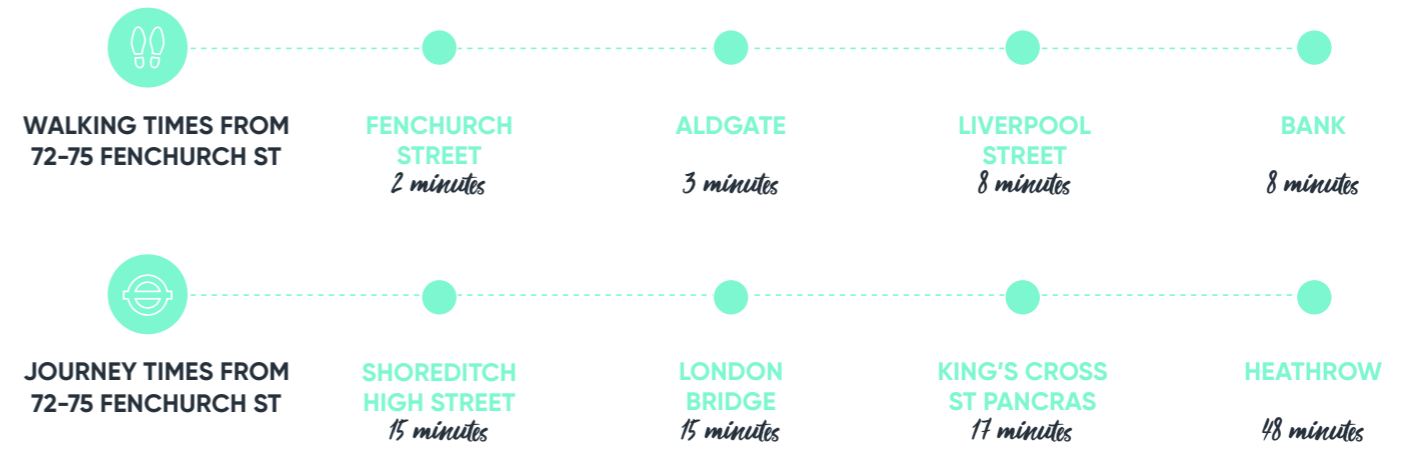
Dixon House is a landmark building comprehensively redeveloped to provide 3,056 sq ft of retail space on the lower ground floor, with 37,600 sq ft of fully let prime Grade A office space sitting above.

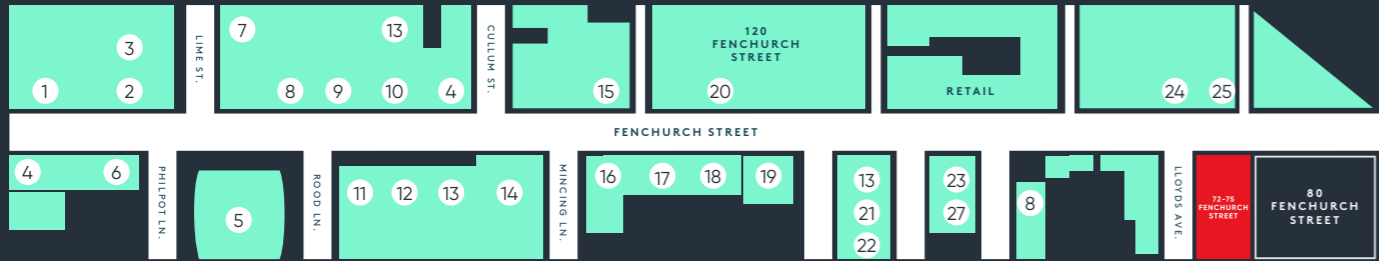
The property is located on the south side of Fenchurch Street in the heart of the City of London benefiting from excellent transport links with both Fenchurch Street and Aldgate within a three minute walk. Nearby retailers include Eat, Caffè Nero, Fitness First, Pret A Manger and Tossed.

PRIME FLEXIBLE UNIT  
*in a City icon*



### Excellent connections





LOCAL OCCUPIERS

- |                   |                    |                   |                      |                       |
|-------------------|--------------------|-------------------|----------------------|-----------------------|
| 1. M&S            | 6. <b>vodafone</b> | 11. MOLTON BROWN  | 16. Sainsbury's      | 21. LEON              |
| 2. wasabi         | 7. LINKS LONDON    | 12. JONES         | 17. HALIFAX          | 22. HOLLAND & BARRETT |
| 3. cycle republic | 8. ★ VEGGIE PRET ★ | 13. Caffe NERO    | 18. CHATOO OF LONDON | 23. ★ PRET ★          |
| 4. Boots          | 9. CARDS GALORE    | 14. next          | 19. Superdrug        | 24. Fitness First     |
| 5. Sky Cinema     | 10. MOSS BROS.     | 15. Mappin & Webb | 20. NatWest          | 25. BARCLAYS          |

50,000

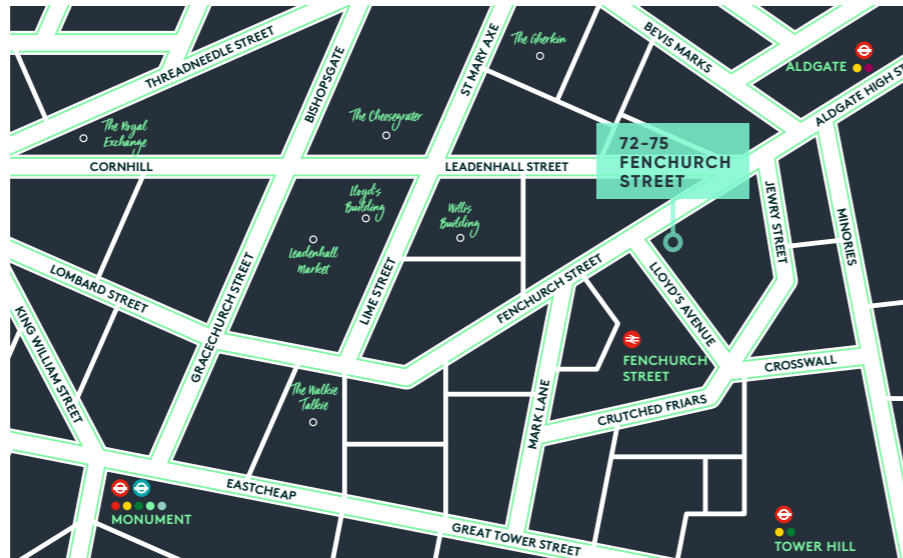
Professionals within a 3 minute walk

20 Million

Tourists visit London annually

£15 Billion

Spent on restaurants, hotels and leisure annually



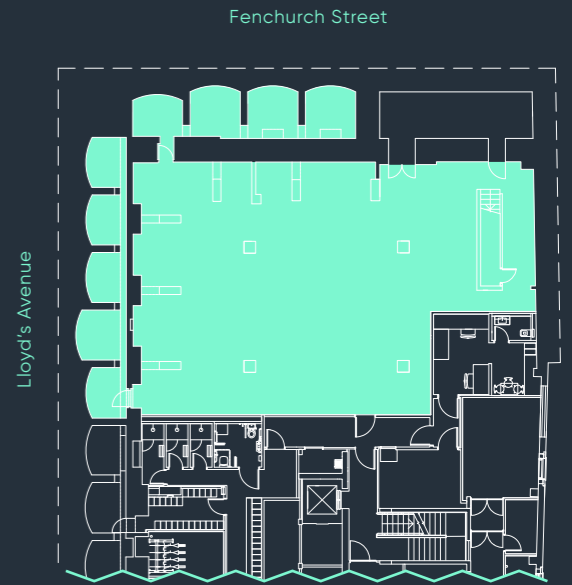
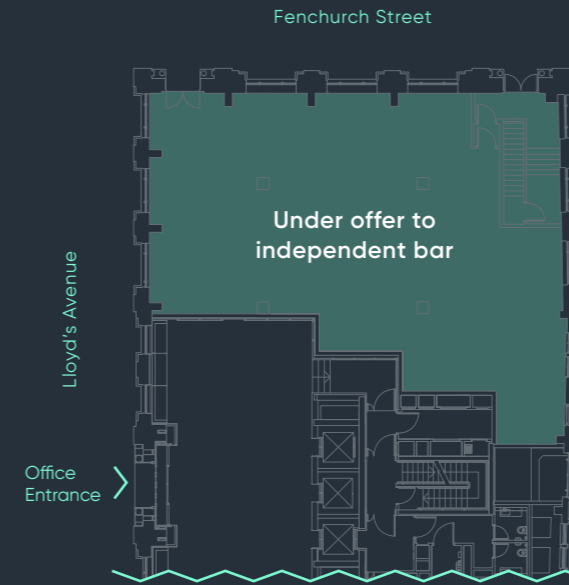
# Flexible space

## Ground Floor

Under offer to independent bar

## Lower Ground Floor

3,056 Sq ft | 283.9 Sq m



(All plans are for indicative purposes only and are not to scale.)



### QUOTING RENT

£70,000 per annum exclusive of other occupational costs.

### TERM

A new lease for a term to be agreed.

### EPC

Available upon request.

### PLANNING

Class Use E.

### BUSINESS RATES

Subject to reassessment. However interested parties are advised to make their own enquiries to the local authority.

### VIEWING

Please contact the joint letting agents:

**DANIEL ABOUD**  
07972 000 240  
daboud@savills.com

**CALLUM MORTIMER**  
07714 145 932  
callum.mortimer@fourandco.uk

