



TO LET

OFFICES

**7 HARP LANE
LONDON EC3**

2,390 – 12,090 SQ FT

(222 – 1,123 SQ M)

LOCATION:

The property occupies a prominent site bounded by Harp Lane, Bakers's Hall Court and Byward Street within the City of London. The building is situated approximately 75 meters to the south of the London Underwriting Centre in Minster Court. The property is well served by public transport. Both Monument and Tower Hill underground stations (District and Circle lines) are with easy walking distance. Fenchurch St and Cannon St mainline stations are located close by and the Docklands Light Railway serving Canary Wharf is situated at Tower Gateway.

ACCOMMODATION:

7th floor – 2,425 sq ft (225 sq m)
5th floor – 2,425 sq ft (225 sq m)
4th floor – 2,425 sq ft (225 sq m)
3rd floor – 2,425 sq ft (225 sq m)
2nd floor – 2,390 sq ft (222 sq m)

LEASE:

New leases are available.
Terms to be agreed.

RENT:

£30 per sq ft for floors 5 and 7

£26.50 for floors 2, 3 and 4

AMENITIES:

- Raised floors
- Suspended Ceilings
- 24 Hour Access
- Air conditioning
- Manned reception

VAT:

VAT is not payable

BUSINESS RATES:

Estimated at £10.54 per sq ft for floor 2, and £10.95 per sq ft for the remaining floors.
Interested parties are encouraged to make their own enquiries

SERVICE CHARGE:

TBC

VIEWING:

Strictly by appointment through

Ostroumoff

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Energy Performance Certificate

Non-Domestic Building



FLOORS 2-8
7 Harp Lane
LONDON
EC3R 6DP

Certificate Reference Number:
9986-3035-0629-0001-0775

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 1550
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 69.17

Benchmarks

Buildings similar to this one could have rating as follows:

40 If newly built

107 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISREPRESENTATION ACT 1991 – Ostroumoff on behalf and for the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance for the intending lessors and do not intend nor constitute part of an offer or contract. Subject to contract (January 2013)