

Ostroumoff

020 7036 9980

www.ostro-re.co.uk

50 Leadenhall St, London EC3A 2BJ



TO LET

FITTED OUT OFFICE SPACE

**1st FLOOR LONDON
UNDERWRITING CENTRE**

**3 MINSTER COURT MINCING
LANE LONDON EC3**

3,205 SQ FT (297.7 SQ M)

LOCATION:

The building is located at the junction of Mincing Lane and Great Tower Street and forms part of the impressive Minster Court development. Fenchurch Street (mainline), Tower Hill (district and DLR) and Monument (district and circle) stations are all close by.

ACCOMMODATION:

Part 1st floor 3,205 sq ft 297.7 sq m

LEASE:

A new sub lease is available for a term expiring in March 2016.

RENT:

£30 per sq ft per annum

AMENITIES:

- VAV air conditioning
- Raised floors
- Fully fitted functional space
- Meeting and conference facilities
- 3 building entrances
- 24 hour access
- Lower ground floor cafeteria

VAT:

VAT is not applicable

BUSINESS RATES:

Estimated at £14.04

Interested parties are encouraged to make their own enquires.

SERVICE CHARGE:

To be capped at £8.50 per sq ft per annum

LEGAL COSTS:

Each party to be responsible for their own legal and professional costs

VIEWING:

Strictly by appointment through

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PHILIP RICHARDS

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Energy Performance Certificate

Non-Domestic Building

HM Government

London Underwriting Centre
3 Minster Court
LONDON
EC3R 7DD

Certificate Reference Number:
0920-4082-0371-6750-7020

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

More energy efficient

A+

Net zero CO₂ emissions

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Mechanical Ventilation
Total useful floor area (m ²):	37332.574
Building complexity (NOS level):	5

Benchmarks

Buildings similar to this one could have ratings as follows:

57

If newly built

104

If typical of the existing stock

100

This is how energy efficient the building is.

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 lessess and do not intend nor constitute part of an offer or contract. Subject to contract (January 2013)