



**LONIC**  
020 7486 0900

## 30 COLEMAN STREET LONDON, EC2R 5AL

PRIME FITTED OFFICES TO LET  
POTENTIALLY NO FIT OUT REQUIRED  
UNRIVALLED TRANSPORT LINKS

3,301 sq ft – 307 sqm

### LOCATION:

30 Coleman Street is situated in the heart of the city and runs parallel with Moorgate and close to the junction with Gresham Street. Bank, Moorgate, Cannon Street and Liverpool Street stations are all within a short walk. Offering unrivalled access to most underground lines plus access to numerous national retailers, restaurants and bars.

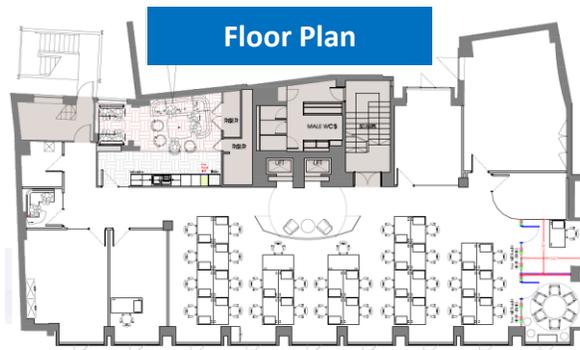
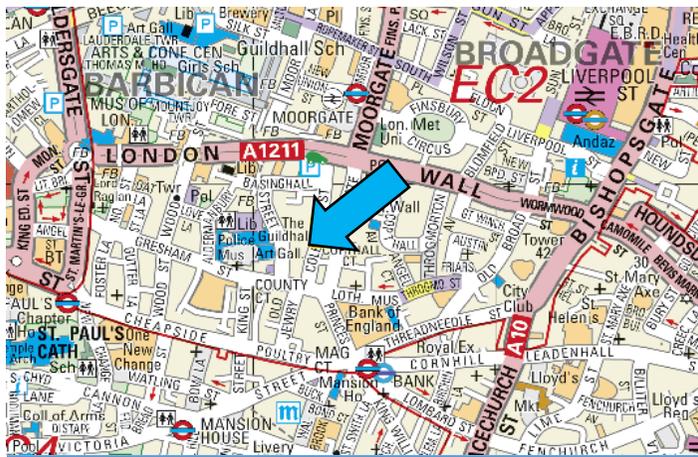
### ACCOMMODATION:

Comprising entire 1st floor prime fitted offices totalling 3,301 sq ft / 307 sqm. The building has a modern manned reception. The office benefits from a fibre internet connection, full air conditioning and has great natural light. The office consists of an open plan area, boardroom, several meeting rooms, large kitchen/breakout area. The building also benefits from bicycle racks and showers. Potential plug & play, the furniture is available by separate negotiation.

**Viewings strictly by  
appointment through  
agents:**

**Stephen Feiner**  
sf@lonic.eu  
020 7486 0900

**Sam Simon**  
sam@lonic.eu  
020 7486 0900



## AMENITIES:

- LARGE BREAKOUT AND KITCHEN
- GLASS PARTITIONED MEETING ROOMS
- SHOWERS
- 2 PASSENGER LIFTS
- 24 HOUR ACCESS
- MANNED RECEPTION
- GOOD NATURAL LIGHT
- RAISED FLOORS
- BIKE RACKS
- FIBRE INTERNET CONNECTION
- FITTED OFFICES

## APPROXIMATE COSTS

FLOOR AREA	RENT	BUSINESS RATES PAYABLE 2017/18	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
3,301 SQ FT 307 SQM	£196,400 £59.50 SQ FT	£66,800 £20 SQ FT	£43,450 £13 SQ FT	£306,650 £25,550

**LEASE:** The offices are available by way of a new full repairing and insuring lease for a term by arrangement. The lease will be excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

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