



3,472 – 10,790 sq ft
Offices To Let

The Building

Walsingham House features a striking reception behind an attractive period facade. Positioned in the heart of the City, it offers up to 10,790 sq ft of contemporary new office space with 3,472 sq ft on the part 1st floor and 7,318 sq ft on the 2nd floor. The accommodation is available in either new Category A or new fully fitted and furnished condition, provided by the Landlord.

A truly striking arrival experience.



Prestigious reception

Specification



New reception area



BREEAM Excellent



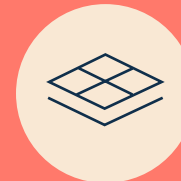
Plug & Play options available at 1:10 occupancy



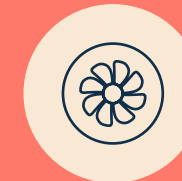
BT Openreach and Colt fibre provision



7 new showers and 68 bike racks & lockers



New metal raised floors



New VRF air conditioning system



Three new 13 person passenger lifts

Plug & Play Space



Landlord Category B Provision

Contemporary fit out



Your space, ready to go.

Newly fitted and furnished (Cat B) office space which has been thoughtfully designed to offer top quality workspace including welcome lounge, board/meeting rooms, break-out space, call-booths and open plan workstations. Ultra-fast fibre connectivity in-situ to get your business started and running smoothly. It will provide the ideal environment for collaboration, in a modern day office setting.



Fully fitted and ready to occupy



Tea point and breakout area



Dedicated welcome lounge

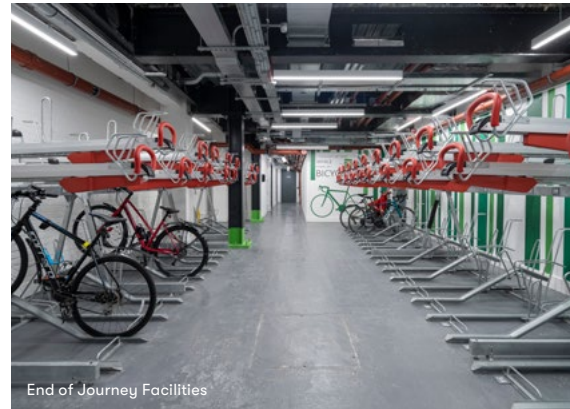


Board and meeting room provision

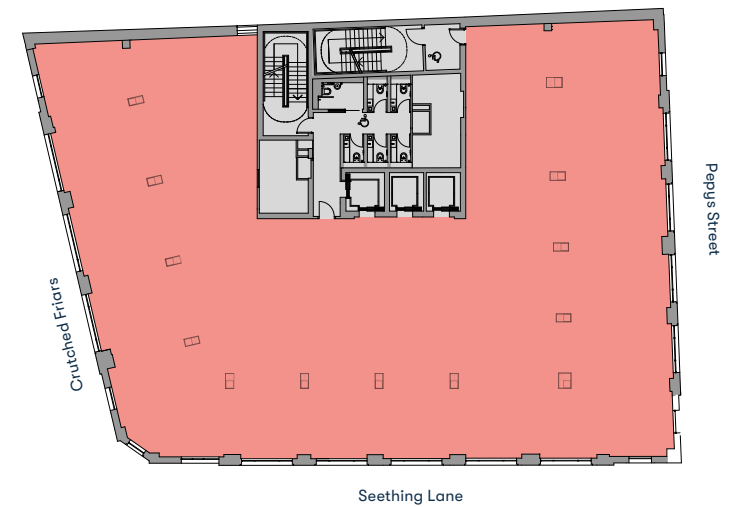


Accommodation

Floor	Condition	Sq Ft	Sq M
5th	Cat A	Let to Monument RE	
3rd (part)	Cat B	Let to Areco UK Limited	
2nd	Cat A	7,318	680
1st (North)	Cat B	3,472	323
1st (South)	Cat A	Let to April International	
Ground (North)	Cat A	Let to MKC Wealth	
Ground (South)	Cat B	Let to ATL Marine	
Total		10,790	1,003



Typical floor plan
7,358 Sq Ft / 683.6 Sq M



⊖ Plans not to scale. For indicative purposes only.



Countless amenities on your doorstep.

Location & Connectivity

The local area features numerous bars and restaurants, complemented by green spaces in which to relax and unwind. Connections are exceptional, with links to the underground and National Rail networks a short walk away.



Fenchurch St.

Tower Hill / Tower Gateway

Aldgate

Bank

01
Min

03
Mins

07
Mins

08
Mins

Walk times from the building. Source: TfL

Further Information

Terms

Available on request.

Viewings

Strictly through the joint sole letting agents.



James Gillett
07972 000 250
jgillett@savills.com

Artie Taylor
07866 203 403
artie.taylor@savills.com

NEWTON
PERKINS

Christopher Sutcliffe
07970 831 250
crs@newtonperkins.com

Nick Russell-Smith
07918 588 107
nrs@newtonperkins.com

walsinghamhouse.com

Newton Perkins and Savills (UK) Limited for themselves and for the vendor as agents for the vendor give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Newton Perkins and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. March 2023.

Designed & Produced by Cre8te – 020 3468 5760 – cre8te.london