

Available on a turn-key basis including fit-out, furniture and infrastructure on all-inclusive terms to suit a tenant's requirements from upwards of 1,080 sq ft.



**DESCRIPTION**

Portsoken House is a landmark office building in the City which has recently undergone a comprehensive refurbishment of the available floors and common areas. The building benefits from a commissionaire, 2 passenger lifts and WC's on each floor.

**SPECIFICATION & AMENITIES**

- Air conditioning /comfort cooling\*
- Raised floors/under floor and perimeter trunking\*
- Small power distribution
- Access control
- Cleaning
- Data cabling
- Telecoms/data connectivity
- Suspended ceilings, CAT 2/LG7\* lighting
- 2 x passenger lifts
- Commissionaire
- 24-hour access
- Internal maintenance
- Fit-out
- Furniture

\*varies according to individual floors

**AVAILABILITY**

Occupation can take place within approximately 6-weeks of reaching a legal agreement.



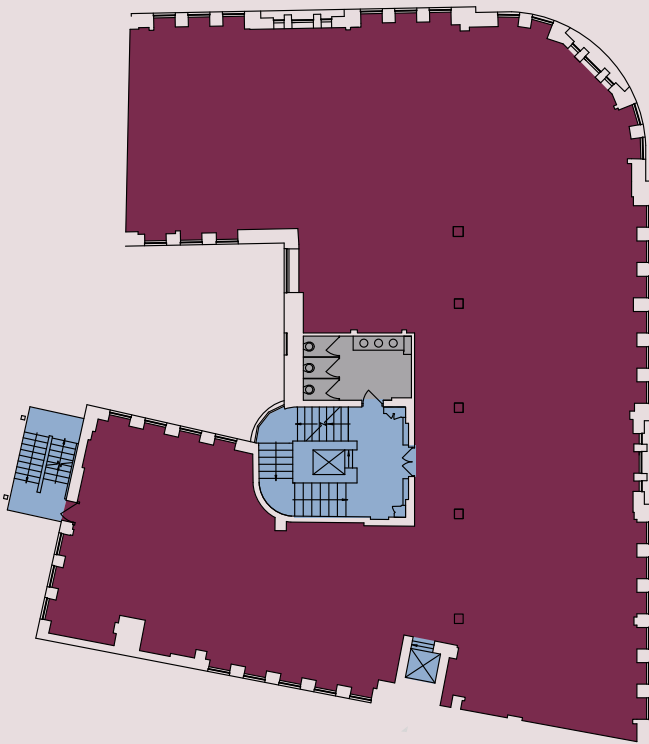
**PROPOSAL**

Accommodation is offered on flexible all-inclusive lease terms direct from the Landlord to include Rent, Rates, Service Charge and the Specification and Amenities outlined above. A fully operational working environment can be provided in a matter of weeks from agreement of a lease.

**Portsoken House** EC3

3RD FLOOR - 5,100 SQ.FT

Indicative floor plan shows 3rd floor of 5,130 sq ft.  
Drawings will be prepared for interested parties based on their requirements

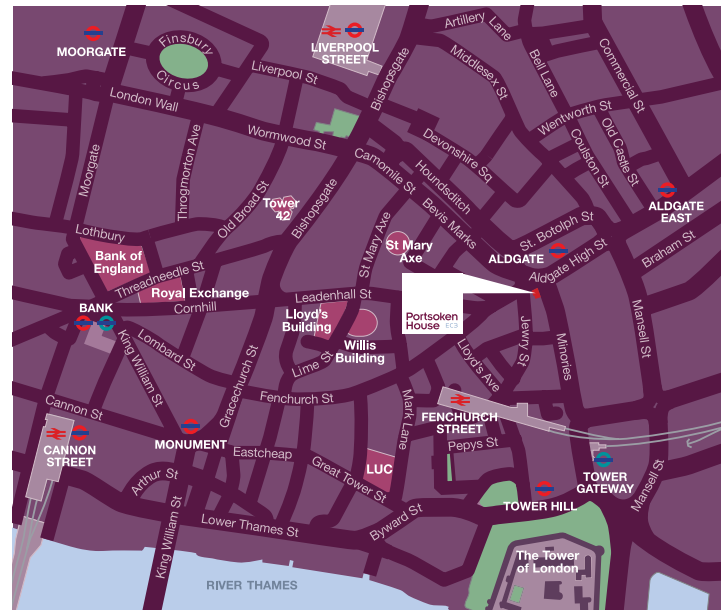


- Key
- Offices
  - WC's
  - Core areas



LOCATION

The building is located at the north end of Minories on the western side of its junction with Aldgate High Street, Aldgate and Tower Hill underground stations.



For further information or to view, please contact:

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Disclaimer:

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