

MANAGED  
WORKSPACE  
OPPORTUNITY



10 LOWER THAMES  
STREET, EC3R

1ST FLOOR  
11,630 SQ. FT

REDEFINING THE  
TRADITIONAL

# REIMAGINED WORKSPACE

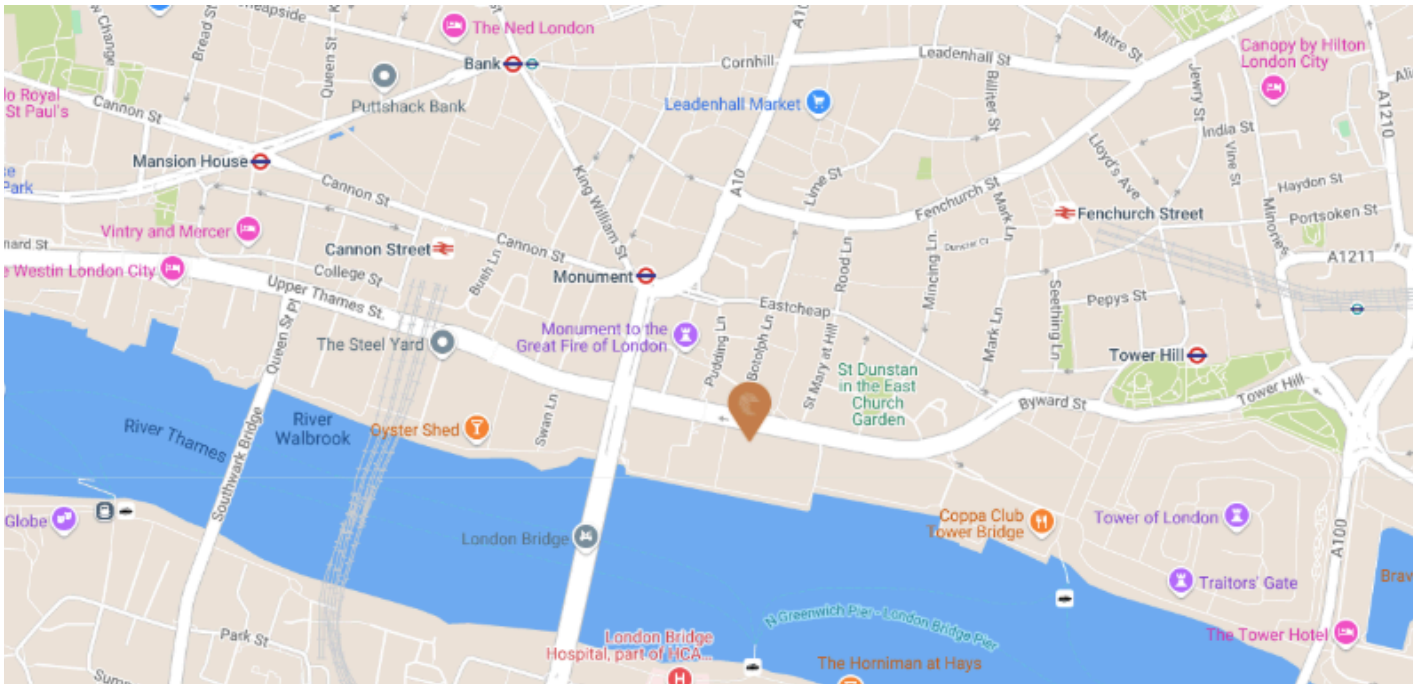
Positioned in a prime City location, with an on-site gym and café, 10 Lower Thames Street really does have it all. The available office floor has been fully refurbished to provide light, bright efficient work space

## BUILDING LOCATION



### Location

10 Lower Thames Street  
London  
EC3R 6AF



Located on the bank of the River Thames surrounded by a plethora of café's, bars and restaurants. The Building has excellent transport links from Monument, Cannon Street, Bank & London Bridge providing fast and frequent services across London and the south east.

## OFFICE AMENITIES



Air Conditioning



Gym Facilities



Bike Storage



Ground Floor Café



Showers & Changing  
Facilities



24-hour Security



Meeting Rooms



Car Parking



Existing Fit Out



Refurbished Reception

Design your space reflecting you  
and your business in an  
attractive property.

# WHAT CAN BE INCLUDED AT YOUR CHOICE



## PROPERTY EXPENDITURE

Rent  
Rates  
Service Charges  
Insurances

## CAPITAL EXPENDITURE

Building Surveys  
Design & Fit-Out Works\*  
Furniture Fixtures & Fittings  
Stamp Duty Land Tax  
Legal Fees & Property Searches  
Acquisition Fees

## OPERATIONAL EXPENDITURE

Utilities  
Cleaning & Waste Disposal  
Facilities Management  
Repairs & Maintenance  
Health & Safety & Compliance  
Security  
IT Connectivity

\*To a Pre-Agreed Value

## PRICING

PER SQ. FT  
FROM **£99**

LICENCE FEE PCM  
FROM **£95,950 + VAT**



### Location

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London  
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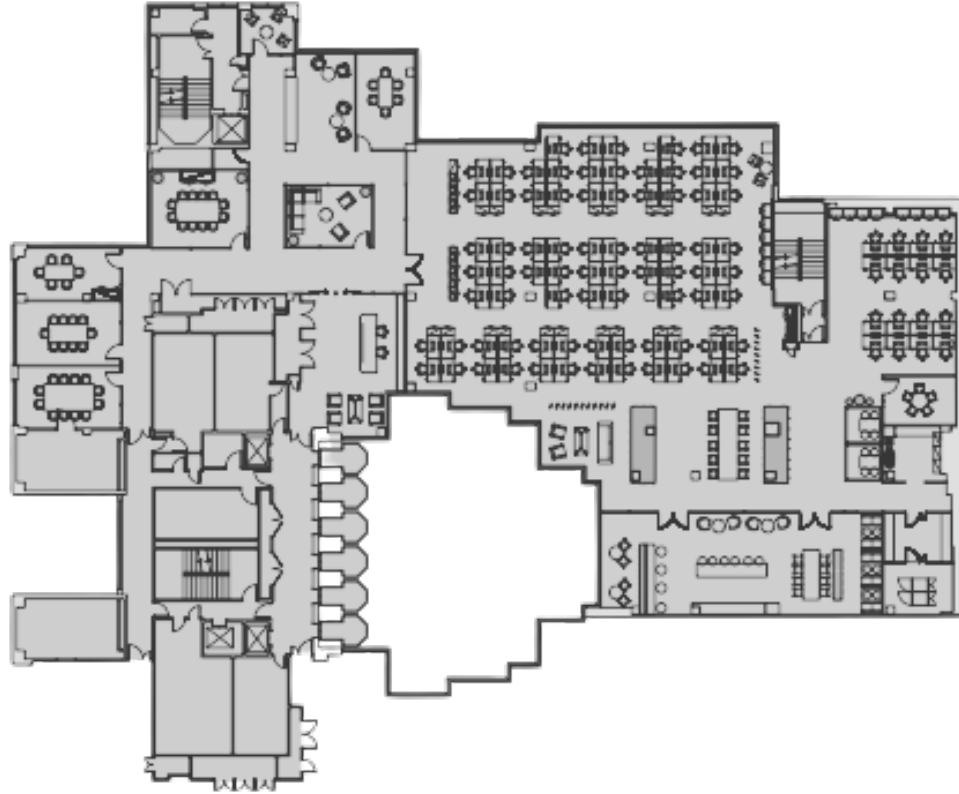




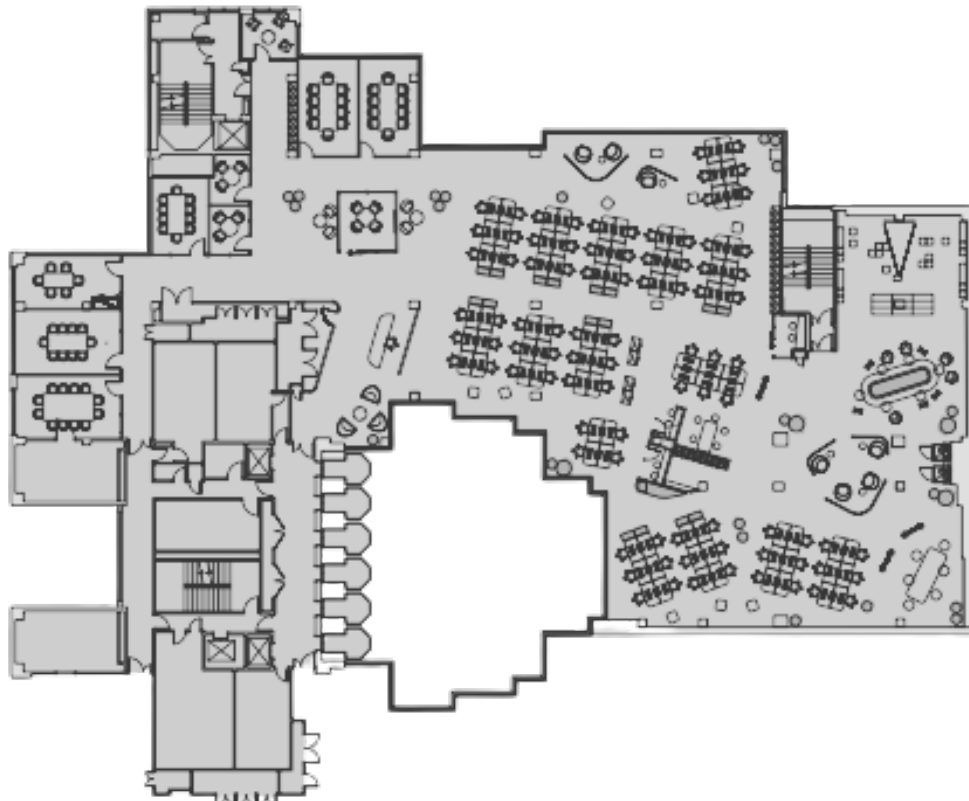
# FLOOR PLAN



1st Floor Corporate Layout



1st Floor Creative Layout







# IDENTITY

workspace

FOR ENQUIRIES  
CONTACT US

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Telephone: 020 3988 8930

Email: [enquiry@identityworkspace.com](mailto:enquiry@identityworkspace.com)

Web: [www.identityworkspace.com](http://www.identityworkspace.com)

Uniquely yours, managed by us