

**IBEX HOUSE, 42-47 MINORIES, LONDON EC3**  
**EXCELLENT GRADE A OFFICE SPACE 9,780 sq ft TO LET**  
**RENT REDUCED TO **£39.50** per sq ft (no VAT)**



## LOCATION

Ibex House is a landmark art-deco office building situated at the southern end of Minories, close to the insurance and financial districts of the City of London. Fenchurch Street mainline, Tower Hill, Aldgate and Aldgate East underground stations and Tower Gateway DLR are all nearby.

## DESCRIPTION

The available accommodation comprises the part 5<sup>th</sup> floor, having a net internal floor area of approximately 9,780 sq ft.

The floor, which was fully refurbished in 2014 and has superb natural daylight, is presently laid out to provide mainly open plan space plus a boardroom, a series of smaller meeting rooms/private offices and a kitchen/breakout area. The premises could be made available fully stripped out in open plan Cat A condition.

[www.hmc.london](http://www.hmc.london)

HMC 1-2 Berners Street London W1T 3LA T: 020 7439 1500 F: 020 7439 1501 E: [mail@hmc.london](mailto:mail@hmc.london)

Whilst every effort has been made to ensure the accuracy of these particulars, they are for guidance only and do not form part of any contract. Unless otherwise stated, all prices and rents quoted are exclusive of VAT.

## AMENITIES

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- Excellent manned reception
- 4 pipe fan coil air conditioning
- 6 passenger lifts
- Metal tile ceiling and inset lighting
- Fully accessible raised floor
- Bike parking plus showers
- On-site Virgin Health Club (with pool)
- 24 hour access/security
- No VAT



## TERMS

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The premises are available immediately on a flexible lease at a rent of £39.50 per sq ft. The lease is to be excluded from the Landlord and Tenant Act 1954.

## OUTGOINGS

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Business rates; £15.00 per sq ft (April 2017).

Service charge; c.£14.00 per sq ft plus building insurance.

## VIEWINGS

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By appointment with:

**Graham Rossall**

☎ 020 7297 9663 / 07712 779621

✉ [g.rossall@hmc.london](mailto:g.rossall@hmc.london)

For a video presentation click here:

[vimeo.com/218149206](https://vimeo.com/218149206)