

ST MAGNUS HOUSE

3 LOWER THAMES STREET, LONDON, EC3R 6HE



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

These brand new serviced offices are right on the river Thames in the City of London.

There are conference rooms to hire as and when needed as well as break out space for less formal meetings. A reception team welcome guests into the building during office hours although as a client you would have 24 hour access, 365 days a year.

Stylish and ergonomically designed chairs and desks are included in the cost of the office so there are no large outgoings to move in. All the latest technology is already set up in the building such dedicated leased line broadband, which means no lead times to move in and start working.

No long term commitments are needed as the offices are available on a flexible licence agreement. Up scaling into larger offices is easily done at any point during your term which is perfect for growing companies.

LOCATION

Magnus House is in EC3, only moments from Monument underground station and easily walkable from Bank, Cannon Street and London Bridge stations.

SPECIFICATION/AMENITIES

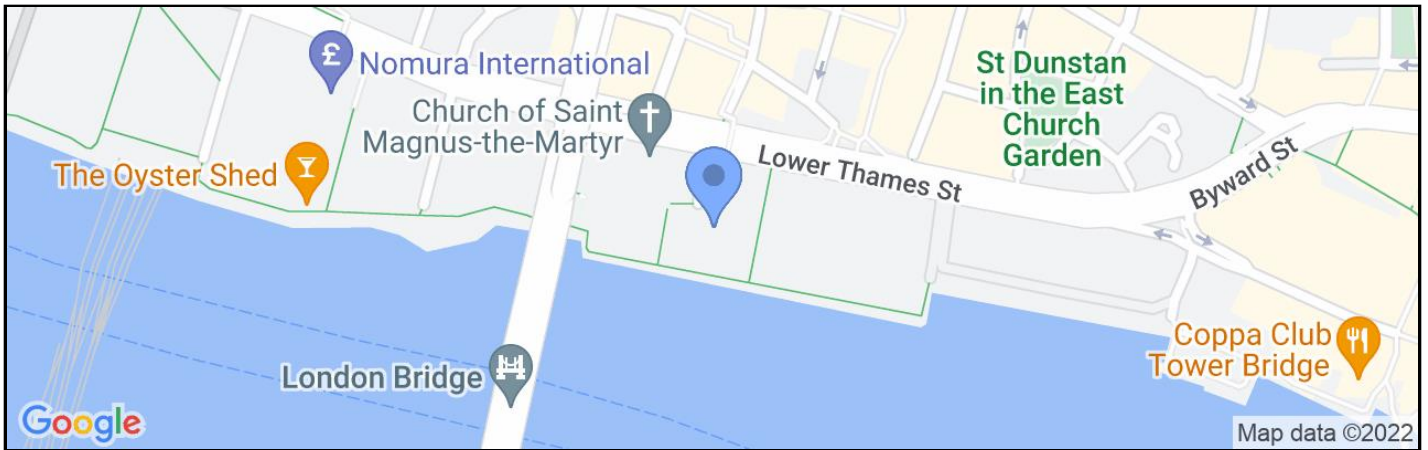
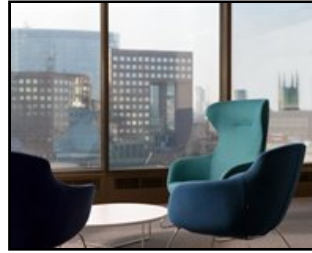
- Air conditioning
- Meeting rooms to hire
- Reception services
- High speed broadband
- Flexible licence agreement

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2022