

OFFICE TO LET

22/28 Eastcheap, City, London, EC3M 1EU



 **RENT** £140,000 PA / £35 PSF

 **SIZE** 3980 Sq Ft / 369.8 SQM

 **FLOOR(S)** 1st to 4th

 **AVAILABLE** Immediately



CONTACT

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- Excellent natural light
- Central heating
- Category 2 lighting
- Passenger lift
- Smart common parts
- Perimeter trunking
- Walking distance from stations

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LOCATION

The building is situated on the south side of Eastcheap, near St Mary at Hill and Lovat Lane. It is ideally located within close reach of major City landmarks including the Lloyd's building and the London Underwriting Centre. Excellent transport links are available, with Bank, Monument, and Cannon Street stations all just a short walk away.

DESCRIPTION

Smart office accommodation arranged over the first, second, third and fourth floors of this attractive period property in the heart of the City. Each floor measures approximately 995 sq ft and is self-contained, benefiting from its own kitchen and WC facilities. The combined floors provide a total of approximately 3,980 sq ft — ideal for a company headquarters or multi-floor occupation.

Each floor benefits from excellent natural light, modern finishes, and pleasant views overlooking Eastcheap. Specification includes perimeter trunking, central heating, Category 2 lighting, and access via a passenger lift. The common parts are smartly presented throughout with an elegant reception area on the ground floor.

TRANSPORT LINKS

Bus Routes

15, 21, 35, 43, 47, 141, 149, 344, 388, n133

Monument

Circle District

Tower Pier

RB1 RB2 RB6

Tower Hill

Circle District

Bank

Central Northern Waterloo & City

Cannon Street

Circle District

London Fenchurch Street

c2c

London Bridge City Pier

RB1 RB2 RB6

Bank

DLR

Cannon Street

Southeastern

London Bridge

Southeastern Southern Thameslink

AMENITIES

- Attractive Period Property
- B1 Use
- Category 2 Lighting
- Central Heating
- Entry Phone System
- Perimeter Trunking
- Period Features
- Recently Refurbished

VIEWINGS

Directly through Pearl & Coutts

LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

VAT

This property is subject to VAT.

EPC

C (51 - 75)

73 : This property

These details were updated on 22/10/2025

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