



MONUMENT PLACE

*30 Fish Street Hill EC3  
Prominent Retail Opportunity –  
Ground Floor 2,649 sq ft – Lower Ground Floor 2,552 sq ft*



## Location

The premises provide a very prominent, double height corner retail unit at the junction of Lower Thames Street and Fish Street Hill. The premises form part of the new Monument Place development which provides approximately 75,000 sq ft of new grade A offices.

The unit is highly visible to both the high vehicular flow along the A13, and also the high pedestrian flow crossing London Bridge and that coming from the nearby Monument tube station.

## Accommodation

Arranged over 2 levels with the following areas:

|                    |             |          |
|--------------------|-------------|----------|
| Ground Floor       | 2,649 sq ft | 246 sq m |
| Lower Ground Floor | 2,552 sq ft | 237 sq m |

The unit benefits from dedicated shared service facilities off Pudding Lane.

## Lease Term

The property will be available by way of a new lease for a minimum term of 15 years on an effectively FRI basis and subject to 5 yearly reviews.

## Rental

Commencing annual rental of £125,000.

## Service Charge

Further details available upon request.

## Planning

The premises benefits from consent for A1, A2, A3, A4 and D1 uses.

## Rating

The premises are yet to be assessed for rating purposes.



## Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

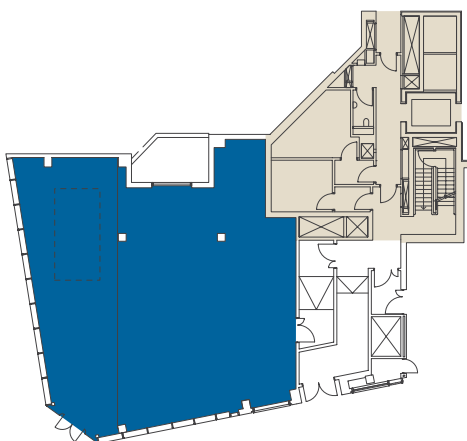
## Website

Further information regarding the units and the Monument Place development is available at [www.monument-place.co.uk](http://www.monument-place.co.uk)

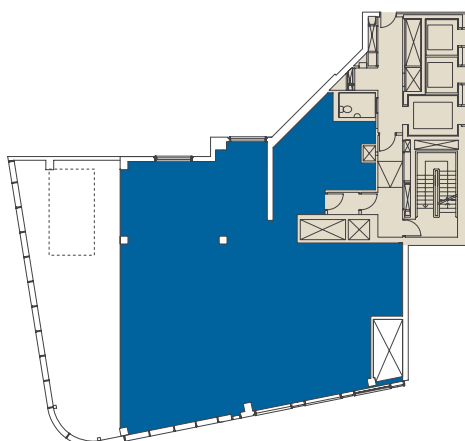
## Timing

Available now.

### Lower Ground Floor



### Ground Floor



### EPC

An EPC certificate is available on request.

## Viewing & Further Information

Strictly by prior arrangement via joint agents only.

[www.mmxretail.co.uk](http://www.mmxretail.co.uk)

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### Nick Symons

T: 020 3130 4654  
M: 07977 998825  
[nicksymons@mmxretail.co.uk](mailto:nicksymons@mmxretail.co.uk)

### Jack Barratt

T: 020 3551 5608  
M: 07788 215 044  
[jack@brucegillinghampollard.com](mailto:jack@brucegillinghampollard.com)

### David Hobbs

T: 020 3130 4655  
M: 07719 033996  
[davidhobbs@mmxretail.co.uk](mailto:davidhobbs@mmxretail.co.uk)

### Tracey Pollard

T: 020 3551 5617  
M: 07779 325 306  
[tracey@brucegillinghampollard.com](mailto:tracey@brucegillinghampollard.com)