



Office To Let

The Gherkin

30 St Mary Axe, London, EC3A 8AF

Full Cat B floors available in an iconic skyline building with on-site facilities and a new building reception.

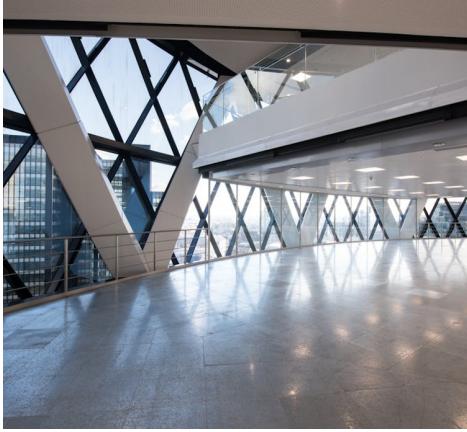
4,951 to 33,691 sq ft (459.96 to 3,130 sq m)

**AVISON
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Summary

Available Size	4,951 to 33,691 sq ft / 459.96 to 3,130 sq m
Rent	£62.50 - £72.50 per sq ft NO VAT
Rates Payable	£31.75 per sq ft
Service Charge	£18.80 per sq ft
EPC	Upon enquiry

Description

The Gherkin cuts a stunning figure in the city skyline as well as offering amazing views across the city; making it an attractive place to work.

The available office space has been refurbished to Category B standard offering a generous amount of desks, meeting rooms and break out spaces. The reception has recently been remodelled giving it an impressive entrance. The office is located on a circular floor allowing views from every aspect from the double height floor space. And, if you get bored of the views you could always venture out to the on-site coffee bar, lounge bar or ramp it up a level with fine dining at Searcys at the very top of the tower.

Location

The building itself offers a range of extras for lunchtime's including the Gherkin Street Food Plaza, a Lounge Bar on level 40, artisan bakery at Notes and fine dining at the top from Searcy's. 30 St. Mary Axe is located in the heart of the city within the tower cluster which is home to a range of occupiers including the tech sector, media, finance and insurance.

The area was historically known as the insurance district but has now become a magnet for a more eclectic range of sectors with a diverse mix of bars and ever-evolving cafés and retail right on the doorstep.

Accommodation

The accommodation comprises of the following

Name	sq ft	Availability
13th - CAT A	4,951	Available
13th - CAT B	9,911	Available
14th	18,618	Available
8th - Fitted	15,345	Let
3rd - Fitted	13,299	Let
Total	62,124	



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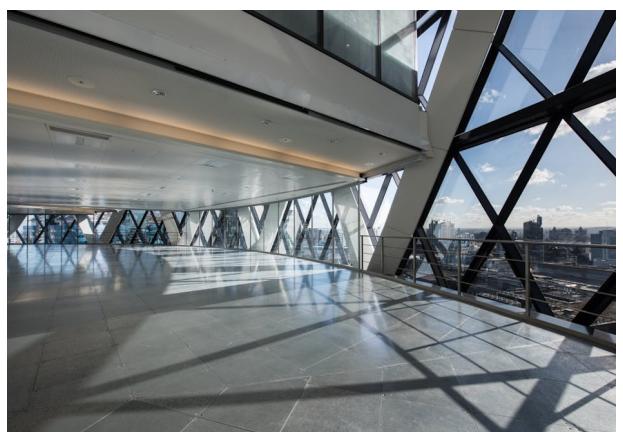
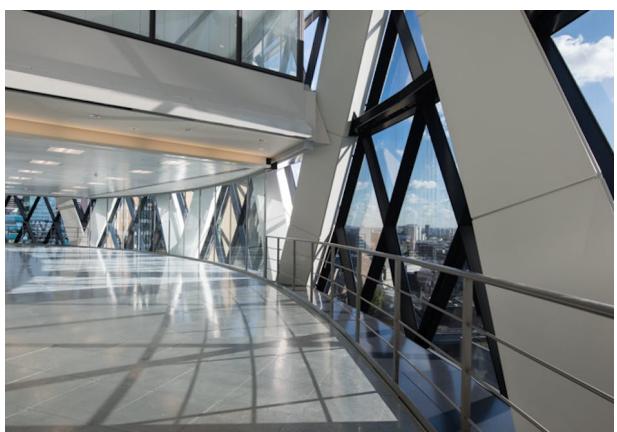
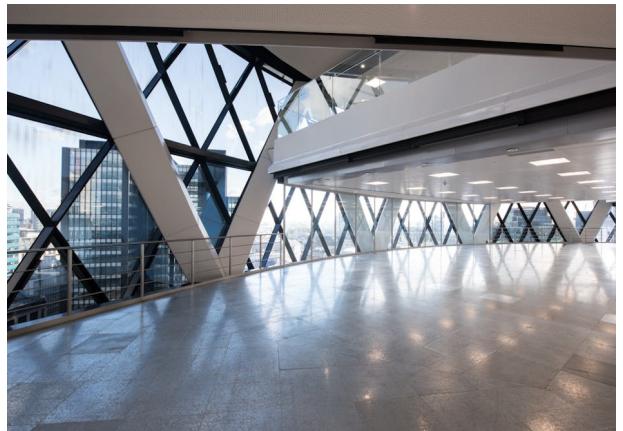
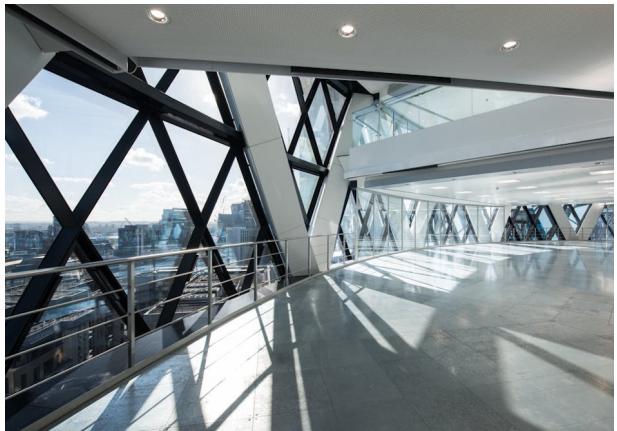
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ENTRANCE LOBBY



Entrance Study 301 5th Ave

July 2010

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