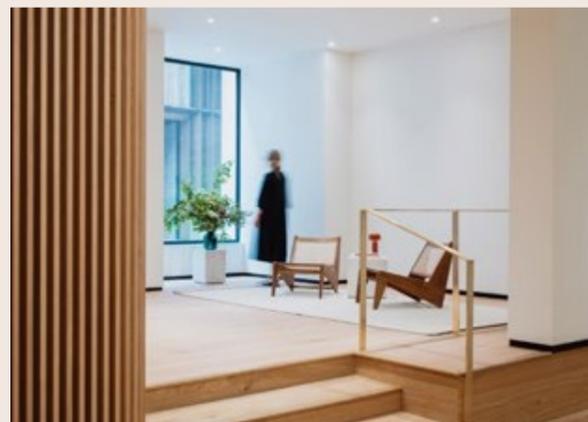


RUBIX

CANNONGATE  
HOUSE EC4

# Fully fitted modern office space with a luxury arrival experience

A Piercy & Company designed new welcoming reception with upgraded facilities for active commuting. Cannongate House is positioned directly opposite the new Bloomberg Headquarters which benefits from extensive retail and leisure facilities together with landscaped public realm.



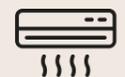
## AMENITIES



NEWLY REFURBISHED OFFICE SPACE



BIKE & SHOWER FACILITIES



AIR CONDITIONING



LED LIGHTING



MANNED RECEPTION



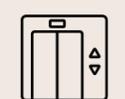
FIBRE INSTALLED



FULLY FITTED OFFICE SPACE



30 - 40 OPEN PLAN DESKS



2 LIFTS

# THE CITY



# AVAILABILITY

FLOOR	SQM	SQFT	RENT/PSF	RATES/PSF	S/C PSF	TOTAL/MONTH
6th	159.70	1,719	-	-	-	LET
5th	240.80	2,592	-	-	-	LET
4th	273.79	2,947	£75.00	£23.47	£19.78	£29,040.23
3rd	284.10	3,058	-	-	-	LET
2nd	284.10	3,058	-	-	-	LET
1st	292.46	3,148	-	-	-	LET

TERMS: NEW LEASE DIRECT FROM THE LANDLORD

# LOCATION



# TALK TO US

Viewing is strictly by prior appointment with Rubix.

**Jack Harwood**

E: jack@rubix.london  
M: +44(0)7591829278

**Oliver Hawking**

E: oliver@rubix.london  
M: +44(0)7714 145970

Disclaimer - Rubix Real Estate Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Rubix Real Estate Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Visit us here: RUBIX.LONDON | 35 Soho Square, London, W1D 3QX