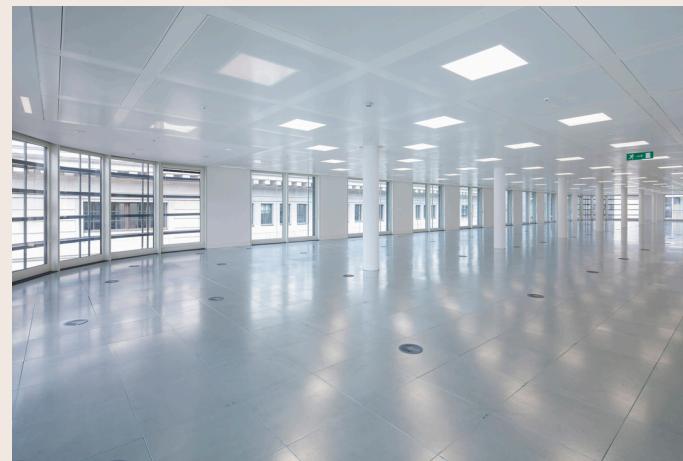


RUBIX

WATLING
HOUSE EC+

Premium space amidst the City's finest connections and amenities.

Watling House, tucked between the architecture of St Paul's and the energy of Cannon Street, captures the essence of London's commercial core while offering sophistication and considered design. The open floor plan and floor-to-ceiling windows mean abundant natural light and flexible layout options ideal for most occupiers.



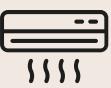
AMENITIES



NEWLY REFURBISHED OFFICE SPACE



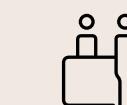
BIKE & SHOWER FACILITIES



AIR CONDITIONING



LED LIGHTING



MANNED RECEPTION



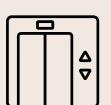
FIBRE INSTALLED



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
3rd	1321.261	14,222	-	-	-	-
2nd	325.63	14,269	-	-	-	-
1st	1191.01	12,820	-	-	-	-
G	218.04	2,347	-	-	-	-

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

Jaimie Ferreira

E: jaimie@rubix.london
M: +44(0)7841 522 239

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