


OFFICE TO LET

7 Bell Yard, Temple, London, WC2A 2JR



 RENT £12,000 PA / £44 PSF

 SIZE 275 Sq Ft / 25.5 SQM

 FLOOR(S) 4th

 AVAILABLE Immediately



CONTACT

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- Entry phone system
- Good natural light
- Attractive period property
- Unique period features
- Excellent transport links
- WCs
- 24/7 Access

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THE SPACE










The property comprises office accommodation on the fourth floor totaling 275 Sq Ft.


LOCATION

The property is located in a prime location, directly opposite The Royal Courts.

Bell Yard is home to a number of Barristers Chambers and firms of solicitors, being in the heart of London's legal district.

NEARBY

-  20+ Parking Places
-  3 Post Offices
-  13 Gyms
-  20+ Restaurants
-  20+ Bars / Pubs
-  7 ATMs
-  20+ Accountants
-  17 Banks
-  20+ Cafes

 **Bus Routes**
15, 26, 40, 76, 341, n199, n21, n550, n551, n63, n89

 **Temple**


 **City Thameslink**


 **Blackfriars**


Farringdon
Elizabeth line

 **Farringdon**


 **Chancery Lane**


 **Blackfriars**


 **Blackfriars Pier**


 **Farringdon**


 **Holborn**


USE

B1 - Office.

LEASE

Outside the Landlord & Tenant Act 1954.

DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

SERVICE CHARGE

Available upon request.

BUSINESS RATES

Rates are payable to the local authority. The rateable value is £7,900. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

BUILDINGS INSURANCE

You would be liable for 17.6600% of the whole buildings folio which appears to be £157.97.

FEES

There is a one-off administration fee of £600 + VAT.

VAT

This property is NOT subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

DATA CONNECTIVITY

Phoneline Broadband - 19.5Mb average. Ultrafast Broadband - up to 330Mb (subject to line check and connection).

EPC

These details were updated on 16/01/2025

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