



## TO LET

865 TO 950 SQ FT  
(80.36 TO 88.26 SQ M)

£19.50 PER SQ FT

Fantastic value! Air conditioned EC4 offices available for immediate occupation - just £19.50 psf - on flexible short term leases...

- Excellent value air conditioned offices
- Existing data & comms cabling - 3rd & 5th
- Flexible short term leases
- Fitted kitchenettes
- Bright upper floor space
- Immediate possession - standard short form leases
- Passenger lift
- Shower, changing area & tenant lockers

## Summary

<b>Available Size</b>	865 to 950 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£15.03 per sq ft
<b>Service Charge</b>	£15 per sq ft Fixed charge
<b>VAT</b>	Applicable
<b>EPC Rating</b>	C

## Description

The offices are approached via a bright entrance hall, with lift access to all floors.

The 5th floor is arranged in open plan, with a fitted kitchenette - including dishwasher and fitted refrigerator.

The 3rd floor is mostly open plan, with a single full-height glazed office/meeting room and fitted kitchenette.

The 1st floor is arranged in open plan, with a fitted kitchenette - including dishwasher and fitted refrigerator.

The 3rd & 5th floors have the previous tenants' data & comms cabling in situ (not tested).

## Location

The building occupies a prominent corner position at the junction with Shoe Lane, close to Ludgate Circus.

Blackfriars station is within 10 minutes' walk (Circle & District lines and mainline connections) as is City Thameslink. London's premiere transport hub at Farringdon station - including access to the Elizabeth line - is also close by.

There are also bus connections along Fleet Street, affording convenient access to The City & West End, as well as direct links to Charing Cross, Waterloo, London Bridge and Liverpool Street mainline termini.

## Accommodation

The accommodation comprises of the following areas:

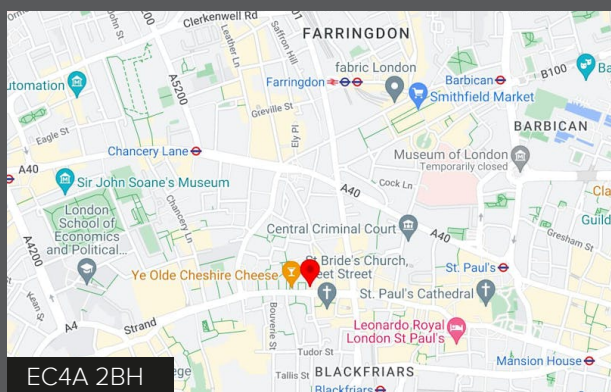
Name	sq ft	sq m	Availability
5th	865	80.36	Available
3rd	985	91.51	Under Offer
1st	950	88.26	Available
<b>Total</b>	<b>2,800</b>	<b>260.13</b>	

## Specification

- \* Air conditioned floors
- \* Passenger lift
- \* Existing comms/data cabling - 3rd & 5th
- \* Raised floors
- \* LED lighting - 5th floor only
- \* Fitted Kitchenettes
- \* Shower, changing & locker facilities
- \* DDA compliant (ref access, lift & wc's)

## Viewings

Strictly by prior appointment with landlord's sole agents: Gale Priggen & Co - 020



## Viewing & Further Information



### Tim Gale

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### Clarke Buxton

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Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable). Generated on 28/03/2025

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Clark Buxton 07816 663468

### **Terms**

Flexible, short-term leases are available, for up to 2 yrs, direct from the landlord via standard short term Agreements, thereby affording immediate possession.

