


OFFICE TO LET

7 Bell Yard, Temple, London, WC2A 2JR



 RENT £7,500 PA / £50 PSF

 SIZE 150 Sq Ft / 13.9 SQM

 FLOOR(S) Prestigious legal quarter location

 AVAILABLE Immediately

- Period building
- Self-contained office
- Surrounded by legal and professional services
- Close to Chancery Lane and Temple stations
- Low rateable value



CONTACT

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THE SPACE

The accommodation comprises a self-contained rear office on the first floor of this attractive period property. Offering approximately 150 square feet, the suite benefits from good levels of natural light via sash windows. The unit is well-suited for individual practitioners or small teams looking for an efficient office base.

LOCATION

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

Bus Routes

15, 26, 76, 341, n199, n21, n550, n551, n89

Temple

City Thameslink



Blackfriars

Farringdon

Elizabeth line

Farringdon

Chancery Lane



Blackfriars

Blackfriars Pier

Farringdon



Holborn

USE

B1 - Office

LEASE

Lease outside Landlord & Tenant Act 1954.

DEPOSIT

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

SERVICE CHARGE

The annual budget for the current year ending December 2019 which appears to be £1,957.80.

BUSINESS RATES

Rateable value payable to Westminster City appear to be £5,500. This is NOT the amount payable. Please rely on your own confirmation directly with the local authority.

BUILDINGS INSURANCE

You would be liable for 9.74% of the whole buildings folio which is £73.70 for the year ending December 2019.

FEES

One-off administration fee of £600 ex vat.

VAT

The property is NOT currently subject to VAT.

LEGAL COSTS

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

EPC

D (76 - 100)

 **93** : This property

These details were updated on 11/06/2025

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