

TO LET - OFFICE

69 CARTER LANE

EC4V 5EQ



Key Highlights

- 4,597 sq ft
- High quality fit out - including; open plan desking, meeting rooms and breakout area
- 26 secure bike racks
- BREEAM rating - Excellent
- Grade A Refurbishment
- Private terrace with superb views of St Paul's
- Shower Facility

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Location

Carter Lane is situated immediately to the south of Ludgate Hill and is a quiet thoroughfare with plenty of restaurant and leisure facilities in the vicinity. Transport links are excellent being within a short walk of Blackfriars, St Paul's underground, Thameslink and Mansion House stations.

Description

An comprehensive refurbishment was completed in 2016/2017 by Threadneedle Investors and Low Carbon Trust and architect designed by Barr Gazetas.

The 4th floor is now available with a high quality (almost new) fit out in situ. The fit out includes meeting rooms, private offices, open plan desks and a breakout area.

Accommodation

The accommodation comprises of the following:

Name	Sq ft	Sq m	Availability
4th	4,597	427.08	Available
Total	4,597	427.08	

Specification

- Comprehensive Grade A refurbishment
- New VRV air conditioning
- New raised access floors
- 2 new lifts
- High quality internal fit out (see overleaf for floor plan)
- 26 secure bike spaces with showers and lockers
- Private terrace with superb view overlooking St Paul's Cathedral
- EPC rating – B
- BREEAM rating of 'Excellent'

Terms

Quoting Rent: POA

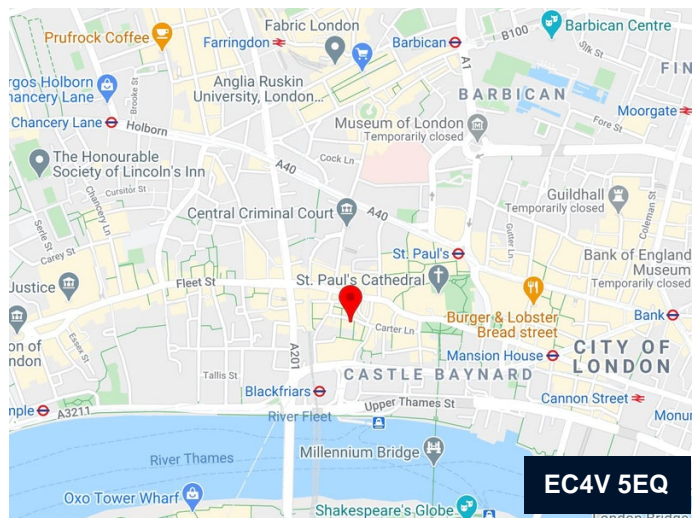
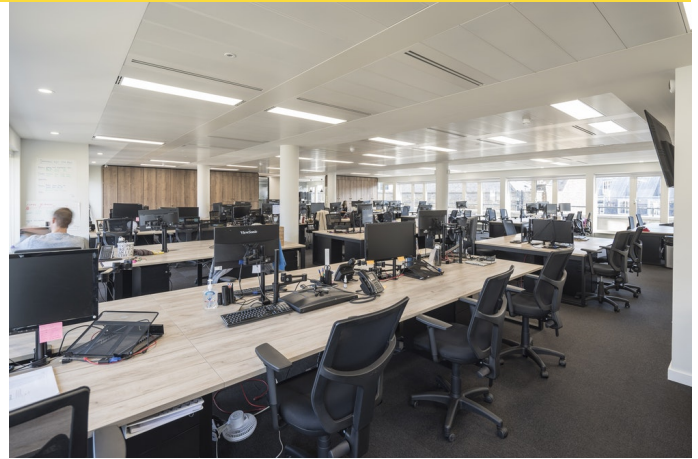
Rates: £19.65 per sq ft

Service Charge: £7.07 per sq ft

New lease is available for a term by arrangement with the landlord.

Viewings

Strictly by arrangement



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