



## 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
- Fibre connectivity
- Existing data & comms cabling - 3rd & 5th
- Flexible short term leases
- Fitted kitchenettes
- 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 meeting room and a fitted kitchenette - including dishwasher and fitted refrigerator.

Both floors have the previous tenants' data & comms cabling in situ (not tested).

## Property Highlights / Amenities

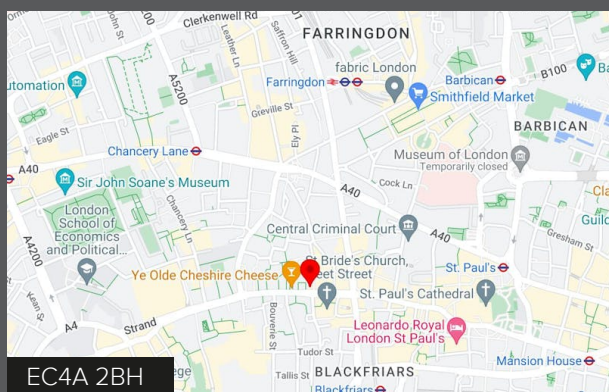
- Build Status: 2nd Hand - Existing
- Fitout Concept: CAT A+
- Number of Passenger lifts: 1
- Total lift capacity (people): 8
- Full Access Raised floors: Yes
- Ceiling: Plaster ceiling
- Air conditioning: Yes
- Excellent natural light: Yes
- Cabling: Yes
- 24 hour access: Yes
- Kitchenette: Yes
- Showers: Yes

## 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.



## Viewing & Further Information



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## Accommodation

The accommodation comprises of the following areas:

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

## Specification

- \* Air conditioned floors
- \* Passenger lift
- \* Fibre connectivity
- \* 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 7404 5043

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## 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.

