

Basement Unit 1, 50-52 Ludgate Hill, London, EC4M 7AW

TO LET

Production Preparation Kitchen

3,000 to 6,004 sq ft /

278.7 to 557.8 sq m

Rent on application

Partially Fitted Basement Central Production Prep Kitchen - New Lease



- Dedicated loading and servicing bay
- Air conditioning
- Extraction
- 7 fridge/freezers installed
- Staff area
- WC and showers
- Potential to sub divide
- Office

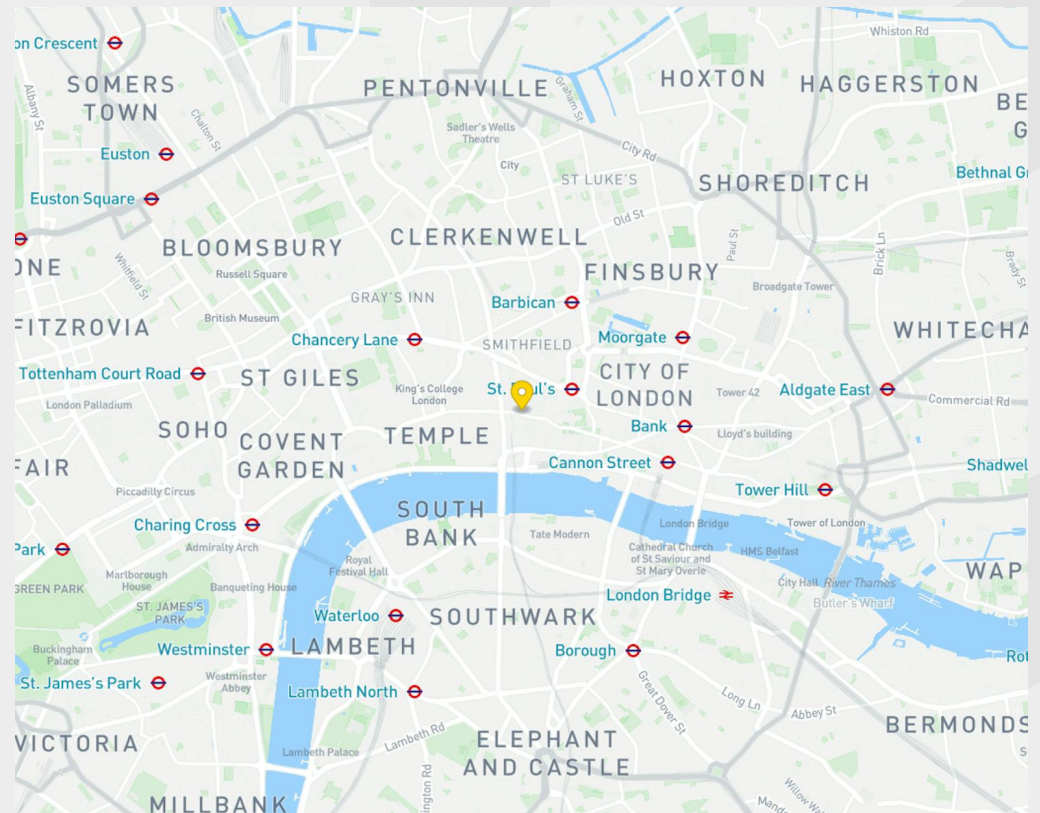
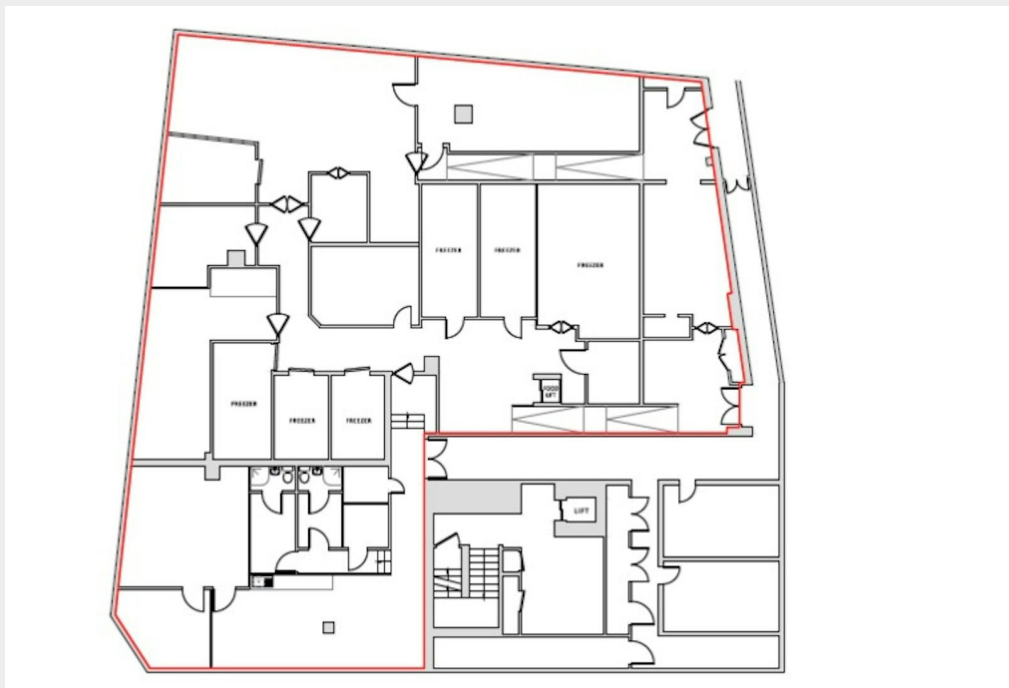


Description

The premises is arranged over Basement only, providing a partially fitted central production kitchen with air conditioning, 7 fridge/freezer cold stores and full extraction. There is also a staff area with office, kitchen, showers and W.C. The premises benefits from a dedicated building loading and servicing bay.

Location

The basement unit is located at One New Ludgate, a 365,000 sq ft office scheme, in close proximity to Ludgate Hill, Fleet Street, Paternoster Square and St Paul's Cathedral. This is a vibrant area supporting a diverse retail and F&B offering, with local occupiers including: Chop House, Ozone Coffee, Leon, Charles Tyrwhitt, Terra Rossa, Cote Brasserie and Wagamama. Local public connections are excellent being situated opposite City Thameslink Station, with Blackfriars and St Paul's Underground Stations within a short walk.



Accommodation / Availability

| Unit | Sq ft | Sq m | Rent | Rates payable | Service charge | Availability |
|----------|---------------|----------------|----------------|----------------|----------------|--------------|
| Basement | 3,000 - 6,004 | 278.7 - 557.79 | On Application | £33,880 /annum | On Application | Available |

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Partially Fitted

Contacts

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Further Information

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