

125 Wood Street

EC2V 7AN

6th Floor Available – 8,064 Sq. Ft

125 Wood Street is situated just off the City's premier retail thoroughfare of Cheapside, benefitting from an extensive range of shops, restaurants, cafes and bars within easy walking distance.

Bank, St Paul's, Mansion House and Cannon Street stations are all within a five minute walk of the property.

ACCOMMODATION

The 6th floor is currently fitted out.

Level	Sq. Ft	Sq. M.
6	8,064	749

AMENITIES

- Fully fitted out to a high specification
- Aukett Fitzroy Robinson architect
- 2 x terraces
- 1.5m planning grid
- Raised floor
- Showers, Lockers and Drying room
- 56 cycle spaces
- Chilled beam cooling
- BREEAM 'Excellent'
- 3 x 13 person passenger lifts
- Double height entrance
- EPC Rating B

LEASE

Available by way of a new sublease for a term expiring either June 2021 or June 2025.



RENT

£72.50 per sq. ft

RATES (2019/2020)

£28.21 per sq. ft

SERVICE CHARGE (2019/2020)

£10.00 per sq. ft

ELECTED FOR VAT

VIEWING

Strictly by appointment through sole agents Spring4;

Contact: Mike Voller

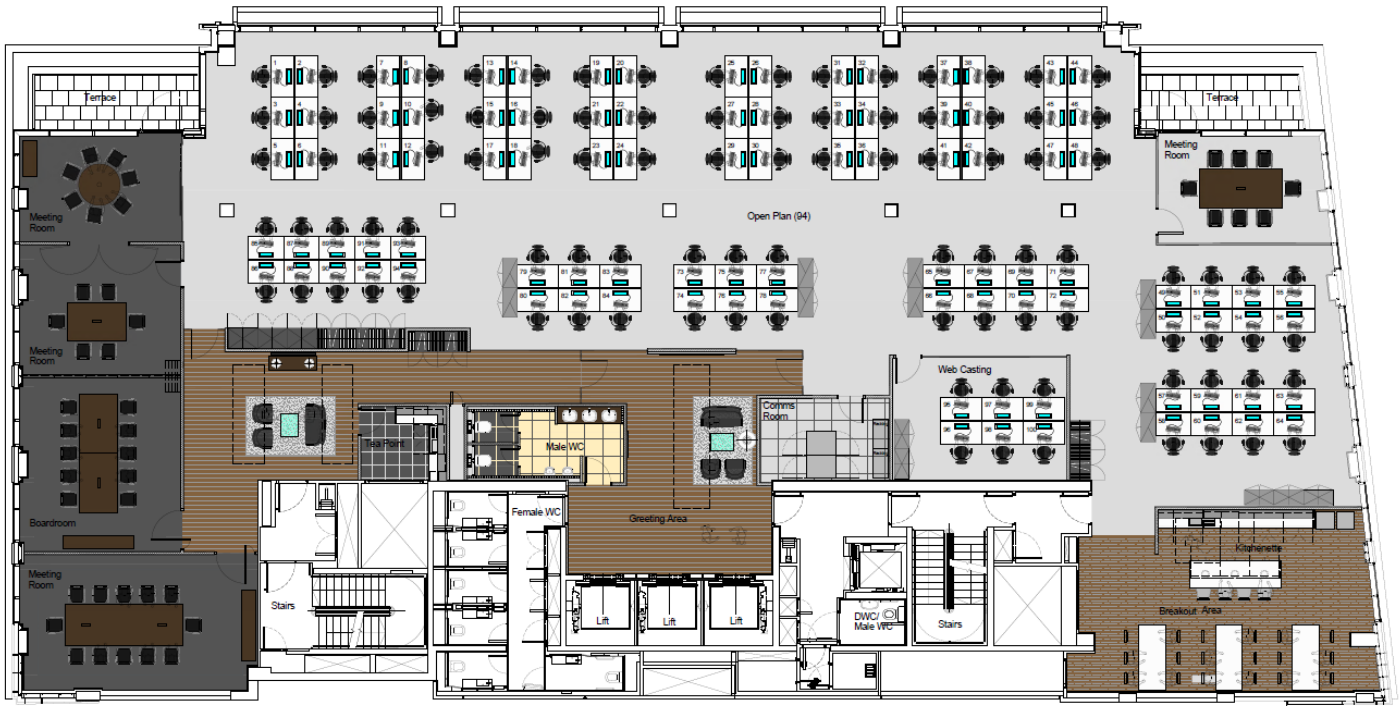
Email: mvoller@spring4.com

Direct Tel: 020 7397 8262

Contact: Richard Peperell

Email: rpeperell@spring4.com

Direct Tel: 020 7397 8263



Disclaimer: Spring4 for themselves and for the Vendors or Lessors of the property whose agents they are, give notice that; i) these particulars are given without responsibility of Spring4 or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Spring4 cannot guarantee the accuracy of any description, dimensions, referenced to condition, necessary permission for use and occupation and other details contained herein and any perspective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Spring4 (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Spring4 will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.