



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
- Existing data & comms cabling - 3rd & 5th
- Flexible short term leases
- Fitted kitchenettes
- Bright upper floor space
- Immediate possession - standard short form leases
- Passenger lift
- Shower, changing area & tenant lockers

Summary

Available Size	865 to 950 sq ft
Rent	£19.50 per sq ft
Rates Payable	£15.03 per sq ft
Service Charge	£15 per sq ft Fixed charge
VAT	Applicable
EPC Rating	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 fitted kitchenette - including dishwasher and fitted refrigerator.

The 3rd & 5th floors have the previous tenants' data & comms cabling in situ (not tested).

Property Highlights / Amenities

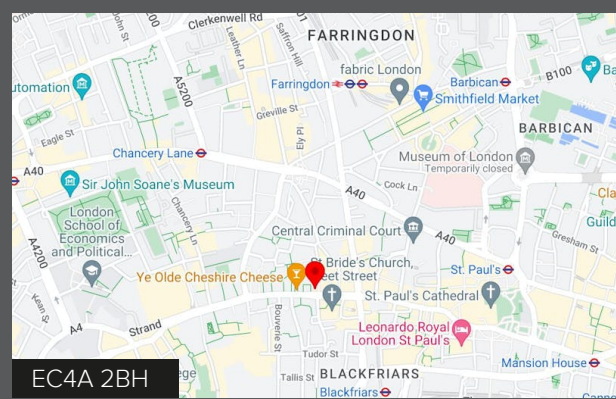
- Build Status: 2nd Hand - Existing
- Fitout Concept: CAT A+
- Number of Passenger lifts: 1
- Total lift capacity (people): 8
- Full Access Raised floors: Yes
- Ceiling: Plaster ceiling
- Air conditioning: Yes
- Excellent natural light: Yes
- Cabling: Yes
- 24 hour access: Yes
- Kitchenette: Yes
- Showers: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

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

Specification

- * Air conditioned floors
- * Passenger lift
- * 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.

