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** NEW INSTRUCTION **

2-3 Hind Court London EC4

850/1,753/2,653 sq ft (78/162/240 sq m)

Location

The property is located on the west side of Hind Court, a pedestrianized thoroughfare linking Fleet Street with Gough Square.

St Pauls (Central) Temple (District & Circle) and Chancery Lane (Central) Underground stations are all within short walking distance.

Accommodation

The available suite is located on the L/G to 1st floor and is arranged to provide a bright open plan comfort cooled office floors. Each floor benefits from its own tea point.





Floor Areas & Outgoings

Floor	FT ²	Rent	S/C	Rates	Total
1	900	£44,500	£9,450	£13,321	£67,271
G	850	£42,075	£8,925	£12,450	£63,450
L/G	903	£31,605	£9,481	£0	£41,086
Total	2,653	£118,180	£27,856	£25,771	£171,807

Amenities

- * Comfort cooled
- * Perimeter trunking
- * Engineered timber floor
- * LED lighting
- * Passenger lift
- * Video Entryphone
- * Kitchenette
- * Showers
- * Fibre connection

Lease

New lease/s are available for terms by arrangement. The leases will be contracted out of the 1954 L & T Act.

Possession

Immediately upon completion of legal formalities

Viewing

Strictly by appointment through sole letting agents

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