



1-3 Pemberton Row

London, EC4A 3BG

Striking property in the heart of EC4.

Size:

1,320 sq ft

Rent:

£39.50 - £67.50 per sq ft

Service Charge:

£16.19 per sq ft (24/25)

Business Rates:

£13.22-£21.16 (Estimated 2024)

Terms:

New FR & I lease direct from the Landlord.

- Fully fitted;
- Generous floor to ceiling height;
- Good natural light;
- Fully accessible raised floors;
- 2x10 Person passenger lifts;

Interested?

Request more information.

020 3077 3456

comagency@danielwatney.co.uk

Description

1-3 Pemberton Row is a striking property in the heart of EC4 offering modern office accommodation.

The 3rd floor has recently been fully fitted providing open plan desks, meeting rooms, zoom booths, break out areas and a kitchen. The reception has also been refurbished, with new bike racks and showers installed in the basement.

The LG is fully fitted providing desks, meeting rooms and kitchen / break out.

Property Highlights / Amenities

Fitout Concept: CAT B

Location

The property is located on Pemberton Row to the east of Fetter Lane and north of Fleet Street, approximately a 5 minute walk from Chancery Lane (Central) and City Thameslink (National Rail).

The area boasts ample open spaces with Lincoln's Inn Fields and Inner Temple Garden both a short walk. Fleet Street and Chancery Lane offer numerous cafes and restaurant and Leather Lane market is less than 5 minutes walk.

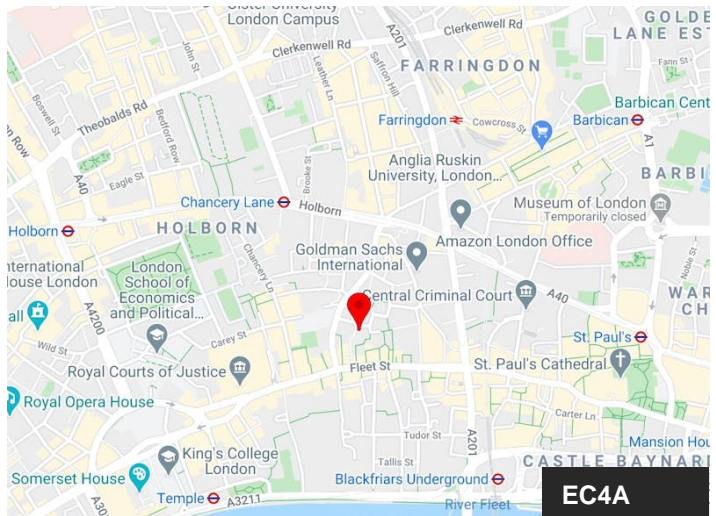
Accommodation

The accommodation comprises of the following:

| Name | sq ft | sq m | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Availability |
|----------------------|--------------|---------------|---------------|-----------------------|------------------------|--------------|
| 3rd | 4,554 | 423.08 | £67.50 | £21.16 | £16.61 | Under Offer |
| Lower Ground - Front | 1,320 | 122.63 | £39.50 | £13.22 | £16.61 | Available |
| Lower Ground - Rear | 2,000 | 185.81 | - | On Application | £16.61 | Coming Soon |
| Total | 7,874 | 731.52 | £53.50 | £17.19 | £16.61 | |

Specification

- Fully fitted 3rd and lower ground floors;
- New four pipe fan coil air conditioning;
- Metal tiled suspended ceiling;
- LG7 lighting;
- Raised floors;
- 2x passenger lifts; and
- Cycle storage and shower facilities.



Viewings

Viewings to be arranged with Daniel Watney or joint agents Avison Young.

Business Rates

£13.22-£21.16 (Estimated 2024)

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