


# OFFICE TO LET

7 Bell Yard, Temple, London, WC2A 2JR



 **RENT** £9,000 PA / £33 PSF

 **SIZE** 275 Sq Ft / 25.5 SQM

 **FLOOR(S)** 4th

 **AVAILABLE** Immediately



## CONTACT

Elliot Goodman  
020 7843 3793  
07773 038 190  
elliott.g@pearl-coutts.co.uk

- Entry phone system
- Good natural light
- Attractive period property
- Unique period features
- Excellent transport links
- WCs
- 24/7 Access

# 7 Bell Yard, Temple, London, WC2A 2JR

## THE SPACE

The property comprises office accommodation on the fourth floor totaling 275 Sq Ft.

## LOCATION

The property is located in a prime location, directly opposite The Royal Courts.

Bell Yard is home to a number of Barristers Chambers and firms of solicitors, being in the heart of London's legal district.

## NEARBY

- 19 Parking Places
- 19 Gyms
- 20+ Bars / Pubs
- 20+ Accountants
- 20+ Cafes
- 1 Post Office
- 20+ Restaurants
- 15 ATMs
- 20+ Banks
- 1 Meal Delivery

### Bus Routes

11, 15, 26, 76, 341, n199, n21, n550, n551, n89

### Temple

### City Thameslink

### Blackfriars

### Farringdon

Elizabeth line

### Farringdon

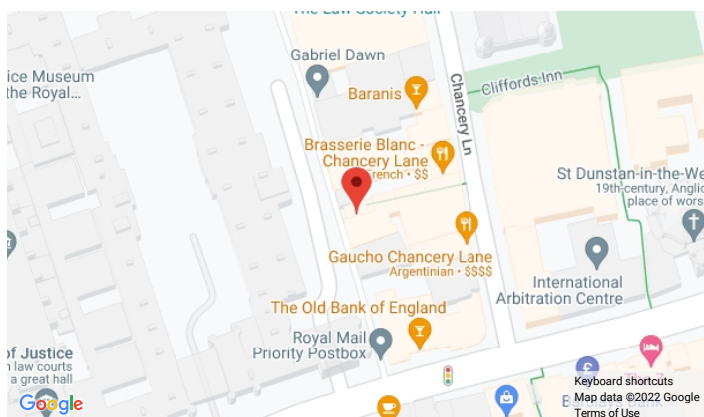
### Chancery Lane

### Blackfriars

### Blackfriars Pier

### Farringdon

### Holborn



## USE

B1 - Office.

## LEASE

Outside the Landlord & Tenant Act 1954.

## DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

## SERVICE CHARGE

Available upon request.

## BUSINESS RATES

Rates are payable to the local authority. The rateable value is £7,300. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

## BUILDINGS INSURANCE

You would be liable for 17.6600% of the whole buildings folio which appears to be £157.97.

## FEES

There is a one-off administration fee of £600 + VAT.

## VAT

This property is NOT subject to VAT.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## DATA CONNECTIVITY

Phoneline Broadband - 19.5Mb average. Ultrafast Broadband - up to 330Mb (subject to line check and connection).

## EPC

These details were updated on 22/08/2022

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