

12-13

SOMERSET HOUSE.  
STRAND ENTRANCE



12-13

STANDARD HOUSE  
ESSEX ST.

LONDON WC2R 3AA

Modern self contained office building close to Temple





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ESSEX ST  
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The property comprises a self contained mid-terrace office building arranged over lower ground, ground and five upper floors.



## LOCATION

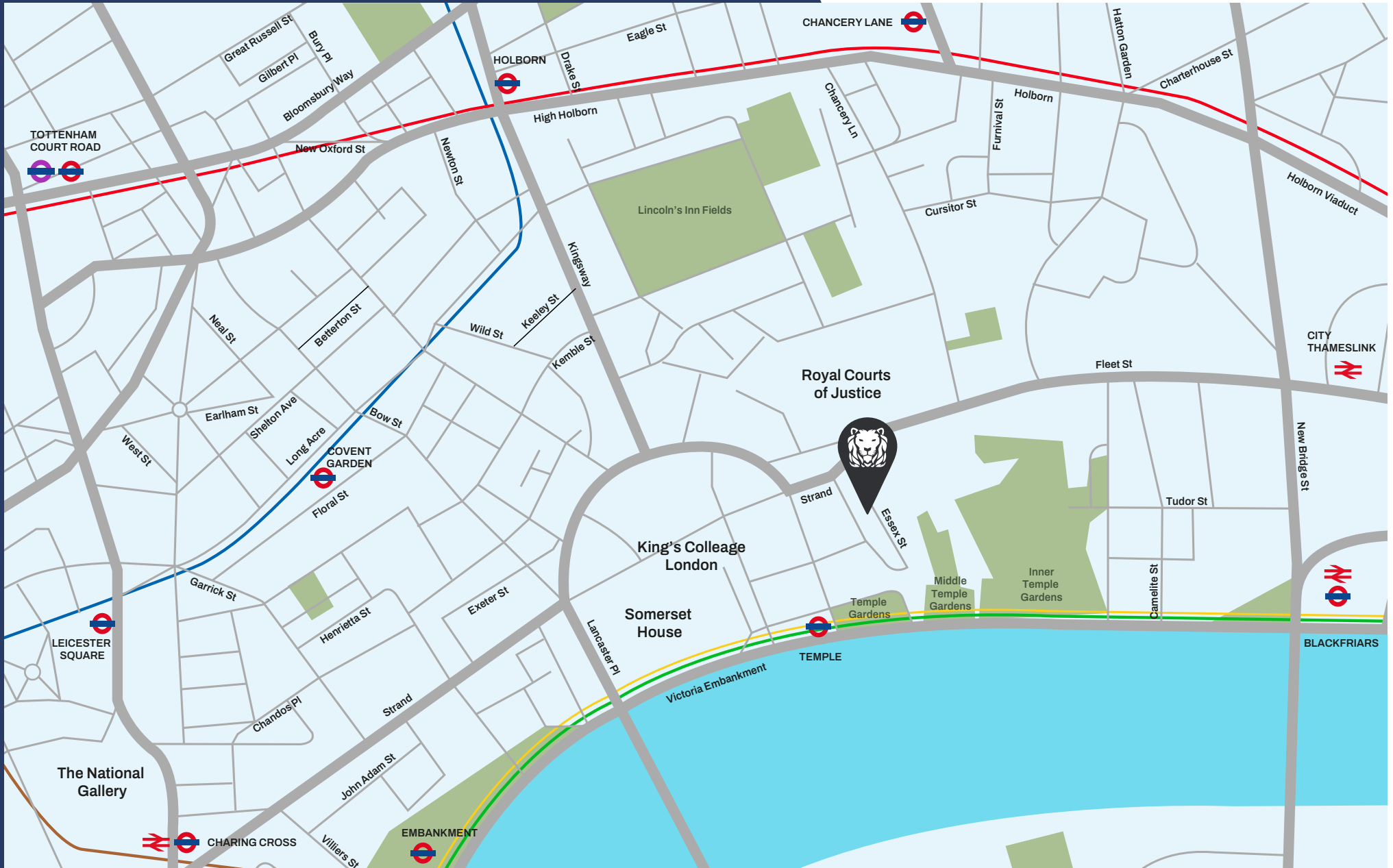
The property is situated on the West side of Essex Street, close to its junction with Little Essex Street.

Essex Street is situated virtually opposite the Royal Courts of Justice. Running south of the Strand and leading down to Victoria Embankment the property is located in the heart of London's legal district. Both the open spaces of Lincoln's Inn Fields and Covent Garden are a short distance away, providing some of London's best shopping, bars and restaurants as well as the Royal Opera House and multiple theatres and top quality hotels located in the surrounding area.

Transport facilities are excellent with Temple and Blackfriars, Covent Garden and Holborn Stations all being within close walking distance.

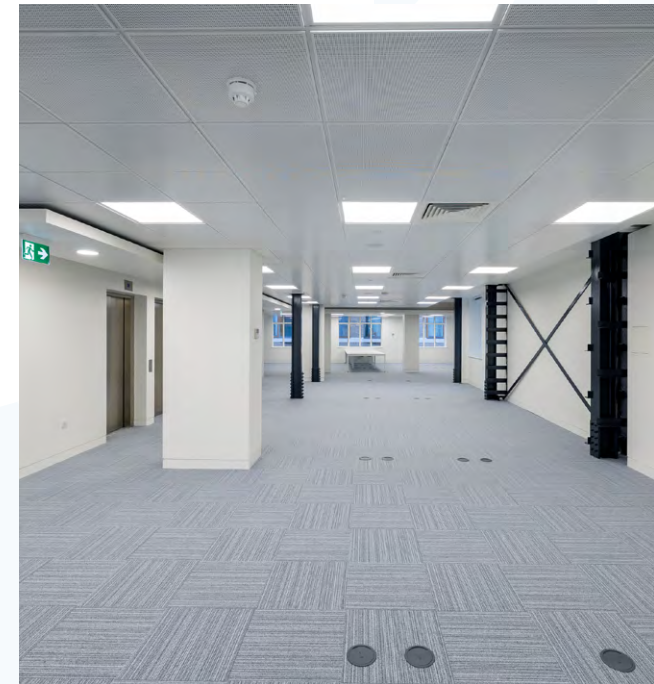


# LOCATION MAP



## DESCRIPTION

The offices are arranged as predominantly open plan with various meetings rooms and individual offices on each floor benefiting from excellent natural light.



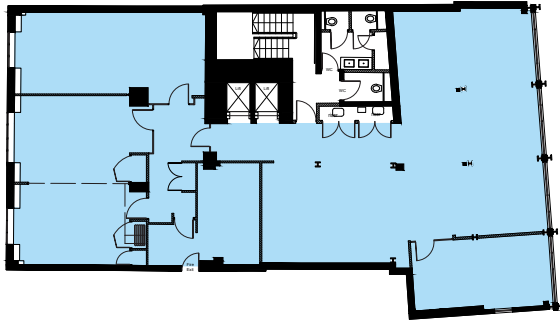


## AMENITIES

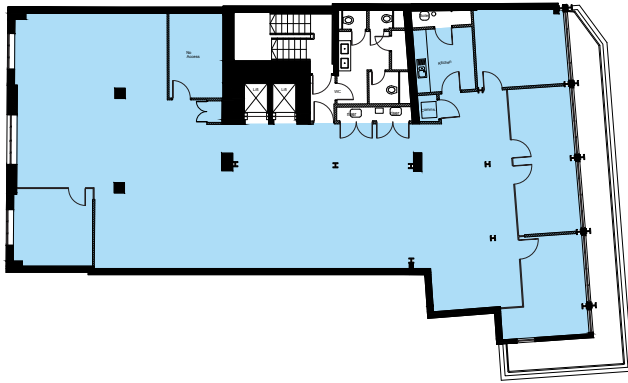
- Self Contained
- Air Conditioned
- Modern open plan floors
- 2 Passenger Lifts
- Raised Floors
- Good Natural Light



Fifth Floor



Fourth Floor



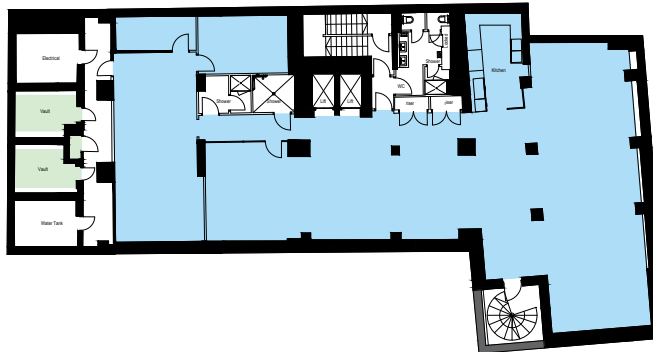
Ground



Typical Upper Floors (First - Third)



Lower Ground



## ACCOMMODATION

NIA	SQM	SQFT
Fifth Floor	272	2,924
Fourth Floor	300	3,229
Third Floor	330	3,550
Second Floor	329	3,546
First Floor	330	3,552
Ground Floor	251	2,699
Lower Floor	309	3,331
<b>Total</b>	<b>2,121</b>	<b>22,831</b>

Plans not to scale.





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### LEASE

The property is offered on the basis of an assignment of the existing lease which runs for a term to expire on 26th April 2033 with a single rent review in April 2028.

### RENT

Rent on application

### EPC

Details upon application.

### BUSINESS RATES

Rateable Value: £1,140,000.

### VIEWING & FURTHER INFORMATION

Strictly by appointment through joint sole agents:



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### TERMS & CONDITIONS

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