

8 Russia Row

EC2V 8BL

To Let – E Class, Fitted Restaurant unit or Leisure Space

LOCATION & DESCRIPTION

Previously occupied by Pizza Express and configured across two floors, this well-positioned unit offers an excellent platform for a high-quality amenity, wellness, or lifestyle-led occupier in the heart of the City core. The property is ideally suited to operators targeting weekday office trade, with potential to capture breakfast, lunch, and after-work demand, as well as destination appointment-led uses. The unit is also conveniently located between Bank and St Paul's Stations.

The space would suit a range of concepts including restaurants and cafés, specialty food-to-go, boutique fitness and recovery, aesthetic and wellbeing studios, and other amenity-focused operators that can enhance the daytime office environment and wider tenant mix.

AREAS

Ground	2,079 sq ft
Lower Ground	1,936 sq ft
Total	4,015 sq ft

NEARBY OCCUPIERS

Nearby operators include; Itsu, Lush, Ted Baker, H&M, Black Sheep & Boots. The area benefits from some major office tenants including Metro Bank, Eversheds Sutherland law firm, Commerzbank and Investec Bank.



TERMS

Lease Term

The space is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed. In accordance with other lettings on the estate, the lease will be contracted outside of the security of tenure and compensations provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Quoting Rent

P.O.A

BUSINESS RATES

Rateable Value (2026) £91,500

Rates Payable (2026) £41,175

Interested parties are advised to make their own enquiries

EPC

EPC Rating (full certificate available on request) B-37

Service Charge (2025) £7,566

Insurance (2025) £2,540

Service Charge and Insurance estimated



