



## Refurbished self contained office building in prominent St Paul's location

### **Knightrider House**

2 Knightrider Court, EC4V 5AR

Office

# TO LET

**2,523 sq ft**

(234.39 sq m)

- Refurbished offices and entrance hall
- VRF air conditioning
- Metal tile ceiling with LED lighting
- Shower
- Lift
- Building only available as a whole

## Summary

<b>Available Size</b>	2,523 sq ft
<b>Rent</b>	£62.50 per sq ft pa exclusive
<b>Business Rates</b>	£16.58 - £19.23 psf pax
<b>Service Charge</b>	TBA
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B (44)

## Description

Knightrider House is a well known self contained building yards south of St Paul's. The offices are on 1st to 4th floors with extra Lower Ground space if required. The Ground Floor houses a coffee / pasta shop.

Building only available as a whole.

## Location

Knightrider House is located just south of St Paul's in the pedestrian walkway which crosses Queen Victoria Street and leads to the Millennium Bridge.

The building is close to the retail amenities of One New Change, Paternoster Square, Cheapside and Bow Lane. Excellent local transport links include St Paul's, Blackfriars and City Thames Link, Mansion House and Cannon Street Stations.

## Accommodation

The accommodation comprises the following NIAs:

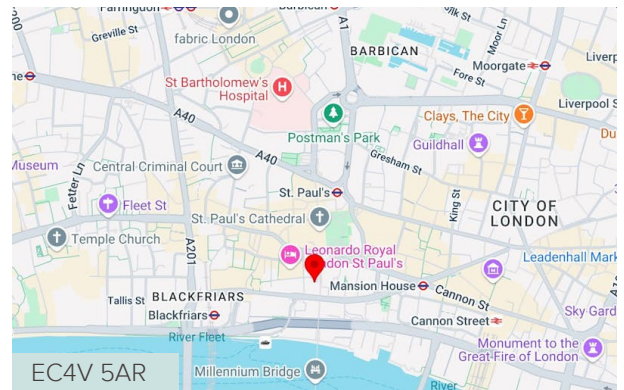
Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Availability
4th	506	47.01	£62.50	£19.23	Available
3rd	678	62.99	£62.50	£16.65	Available
2nd	681	63.27	£62.50	£16.58	Available
1st	658	61.13	£62.50	£17.16	Available
<b>Total</b>	<b>2,523</b>	<b>234.40</b>	<b>£62.50</b>	<b>£17.41</b>	

## Viewings

By prior arrangement through sole letting agent Ingleby Trice.

## Terms

A new lease on the whole is available from the landlord for a term by arrangement.



## Viewing / further information

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