



## TO LET

3,807 SQ FT  
(353.68 SQ M)

£49.50 PER SQ FT

Fully fitted & furnished space, with its own private entrance as well as via the main building reception...

- 3/4 meeting rooms, open plan & fitted kitchen/breakout area
- Own private entrance available from Bride Lane
- Fully fitted and furnished throughout - 40 workstations, but scope to increase
- Full managed option available
- VRF air conditioning
- Fully cabled, with separate (cooled) comms room
- Fibre enabled - immediate connection available
- A V systems wired to meeting rooms and breakout area

## Summary

<b>Available Size</b>	3,807 sq ft
<b>Rent</b>	£49.50 per sq ft
<b>Rates Payable</b>	£21.67 per sq ft
<b>Rateable Value</b>	£143,000
<b>Service Charge</b>	£16.66 per sq ft Budget for y/e Dec '26.
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B

## Description

The accommodation is approached via a bright, manned entrance hall, which has recently been refreshed; alternatively, a tenant can make use of a private entrance direct from Bride Lane.

The suite is arranged to provide 4 meeting rooms, with open plan office accommodation currently fitted for 40 workstations, plus a large fitted kitchen/breakout area. The space is fully cabled, with a separate (cooled) comms room.

## Location

The property is situated on the west side of the thoroughfare, at its junction with Bride Lane, immediately south of Holborn Circus.

Communications are excellent with the recently modernised Blackfriars Station (mainline, Circle & District lines) and City Thameslink both within two minutes' walk, and St Paul's Underground Station (Central line) close by.

Farringdon Station, London's premiere transport hub - including connections via the new Elizabeth Line - is less than 10 minute's walk, and nearby Blackfriars Pier provides convenient access to UBER Thames Clipper services.

## Accommodation

The accommodation comprises of the following total area:

Name	sq ft	sq m	Tenure	Availability
Ground	3,807	353.68	To Let	Available
<b>Total</b>	<b>3,807</b>	<b>353.68</b>		

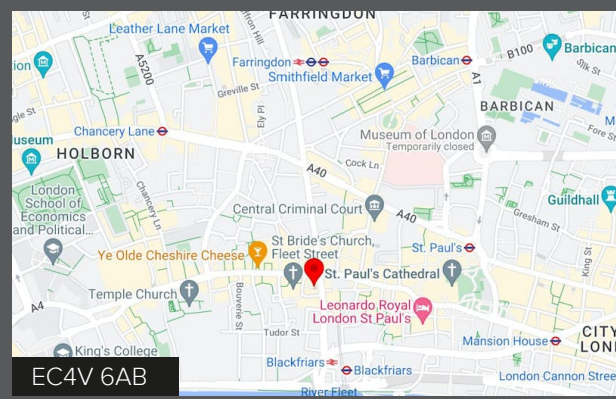
## Terms

The premises are available, fully fitted and furnished, for a flexible term by arrangement, at a quoting rent based on just £49.50 per sq ft.

Alternatively, a fully inclusive managed solution can be delivered at £37,000 p c m...

## Video

- Matterport tour - <https://my.matterport.com/show/?m=gESSz8VJyE4>



## Viewing & Further Information



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