



## TO LET

3,569 SQ FT  
(331.57 SQ M)

£55 PER SQ FT

Open plan Cat A space -  
3,569 sq ft...new lease  
available direct from the  
landlord, by arrangement

- Refurbishment to complete in April...
- Newly refreshed manned building reception
- 2 newly refurbished 10-person lifts
- VRF air conditioning
- Fibre connectivity
- Fully accessible raised floor
- Shower facilities & DDA WC & Shower
- Secure cycle parking

## Summary

<b>Available Size</b>	3,569 sq ft
<b>Rent</b>	£55 per sq ft
<b>Rates Payable</b>	£20.54 per sq ft
<b>Rateable Value</b>	£130,000
<b>Service Charge</b>	£15.19 per sq ft Budget for y/e Dec '25
<b>VAT</b>	Applicable
<b>EPC Rating</b>	B

## Description

The building has an attractive manned entrance, which has recently been refreshed throughout, and two newly refurbished 10-person lifts.

The available accommodation comprises of the entire third floor and is to be stripped out and returned to open plan Cat A condition; however, a bespoke fit out can be included as part of a deal to let the floor fully fitted and furnished, if preferred by the incoming tenant - terms on application.

## 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 area:

Name	sq ft	sq m	Tenure	Availability
3rd	3,569	331.57	To Let	Available
<b>Total</b>	<b>3,569</b>	<b>331.57</b>		

## Specification

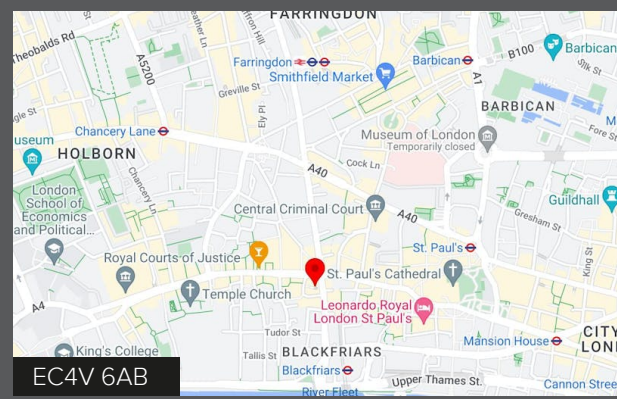
- \* Recently refreshed manned building reception
- \* Newly refurbished passenger lifts
- \* Air conditioning
- \* Fully accessible raised floors
- \* New LED lighting
- \* Shower facilities & DDA WC & Shower
- \* Secure cycle parking

## Viewings

Strictly by prior appointment with landlord's sole letting agents: Gale Priggen & Co.

## Terms

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



## Viewing & Further Information



### Tim Gale

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### Clarke Buxton

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