



TO LET

3,612 SQ FT
(335.57 SQ M)

£59.50 PER SQ FT

Open plan Cat A
suite...FREE SPACE
PLANNING - let us know
your occupational criteria;
we will respond with a
bespoke layout & virtual
tour!

- Refurbished to open plan Cat A; contemporary finishes - exposed ceiling & services
- Newly refreshed manned building reception
- 2 newly refurbished 10-person lifts
- VRF air conditioning
- Fibre connectivity - immediate connection
- Fully accessible raised floor
- Shower facilities & DDA WC & Shower
- Secure cycle parking

Summary

Available Size	3,612 sq ft
Rent	£59.50 per sq ft
Rates Payable	£20.93 per sq ft
Rateable Value	£131,000
Service Charge	£16.66 per sq ft Budget for y/e Dec '26
VAT	Applicable
EPC Rating	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 second floor and has been refurbished to open plan Cat A condition, with concrete ceiling and exposed services; however, a bespoke fit out can 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
2nd - floor	3,612	335.57	To Let	Available
Total	3,612	335.57		

Specification

- * Recently refreshed manned building reception
- * Newly refurbished passenger lifts
- * Air conditioning
- * Fully accessible raised floors
- * Concrete ceiling with exposed services
- * Fibre connectivity
- * New LED lighting
- * Shower facilities & DDA WC & Shower
- * Secure cycle parking

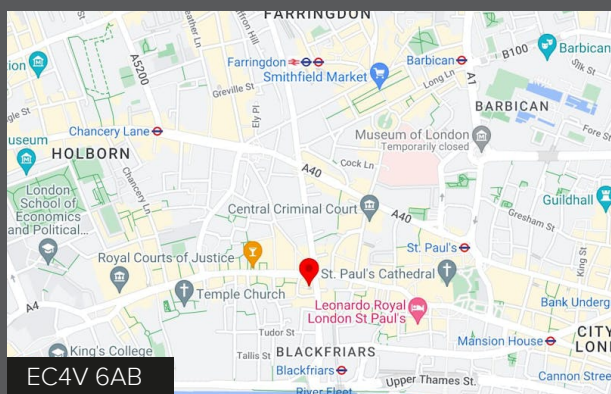
Viewings

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.

Video



Viewing & Further Information



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Important: Gale Priggen & Co for themselves and for those on whose behalf they act give notice that a) these particulars are prepared for the convenience of an intending purchaser or tenant and, although they are believed to be correct, their accuracy is not guaranteed and any error, omission or mis-description shall not annul the sale or restrict the grounds on which compensation may be claimed and neither do they constitute any part of a contract, b) any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars, c) all prices and rentals quoted are exclusive of VAT (if chargeable). Generated on 12/01/2026

- 2nd floor - Matterport Tour -

<https://my.matterport.com/show/?m=az33wb6caw0ar05ypk7iqtedd&views=0>

- 2nd floor - Suggested fit-out - Video Tour -

<https://view.qbiq.ai/viewer/index.html#/ea7e29>

