



52 BOW LANE, LONDON, EC4M 9DJ – OFFICES TO LET

New Lease – Fully Refurbished to a High Standard with passenger lift

Close to St Paul's Cathedral and One New Change

563 SQ FT – 2,285 SQ FT



**STEPHEN
KANE & COMPANY**
DELIVERING EXCELLENCE SINCE 1992

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LOCATION

Newly refurbished office suites in a former warehouse situated at the northern end of the pedestrianised Bow Lane in the heart of the City of London. The offices benefit from views overlooking the striking windows of Wren's Church of St Mary-le-Bow.

Mansion House (Circle and District lines), Bank (Central, Northern and Waterloo & City lines) and St Paul's Underground Stations (Central Line) are within close proximity together with a number of restaurants, shops, hotels and local amenities including St Paul's Cathedral and One New Change Shopping Centre.

TENURE

A new lease for a term to be agreed.

RENT

On Application.

AMENITIES

Newly Decorated	Self-Contained	LED Lighting
Video / Telephone Intercom	Air Conditioning	Double Glazed
4x Unisex W/C Cubicles	3 phase 200 Amp	Passenger Lift
2x Unisex Shower Facilities		

ACCOMMODATION

The premises are arranged over 1st, 2nd, 3rd and 4th floors with the following approximate floor area:

First	573 sq ft	53.23 sq m
Second	576 sq ft	53.51 sq m
Third	573 sq ft	53.23 sq m
Fourth	563 sq ft	52.30 sq m
TOTAL	2,285 sq ft	212.27 sq m

RATES (2023/24)

Rateable value: To Be Assessed

SERVICE CHARGE

Service Charge: To Be Confirmed

LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

VAT

Vat will be charged at the appropriate rate, if applicable.

EPC

Available upon request.

VIEWING

By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | www.stephenkane.co.uk.

CONTACT

Stephen Kane
sk@stephenkane.co.uk | 07836 210354

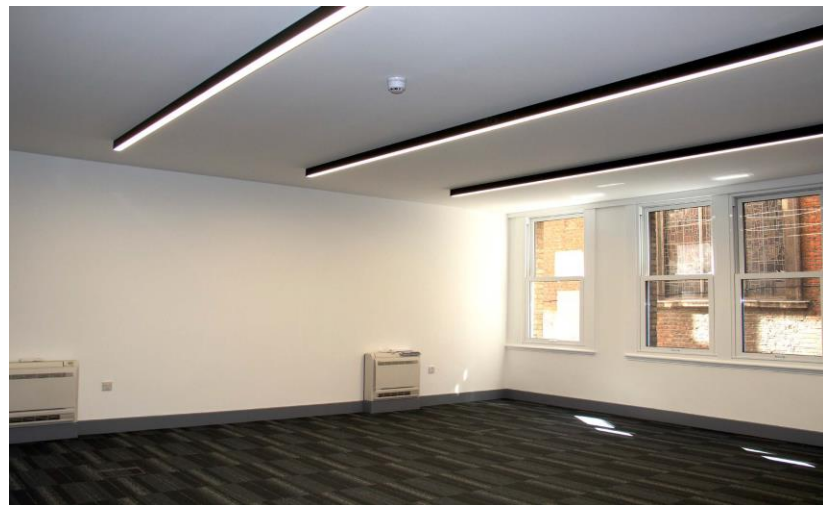
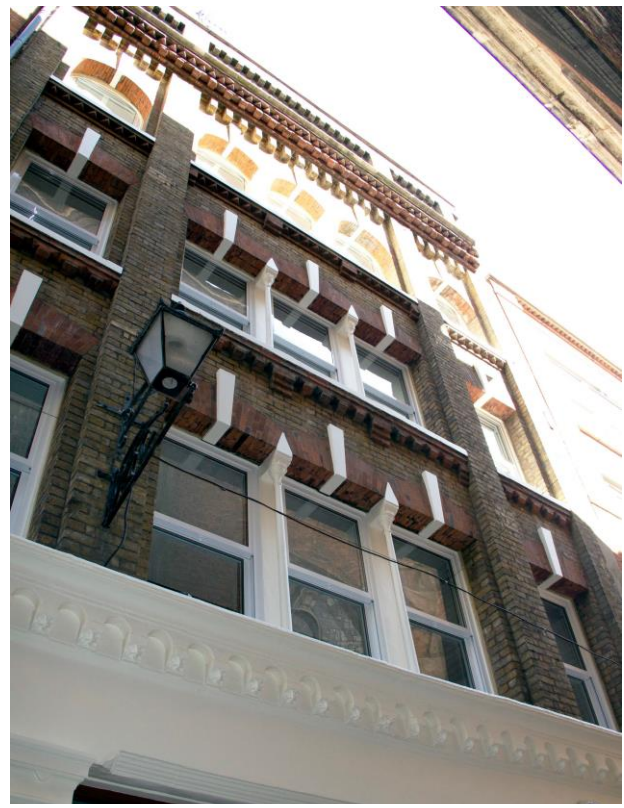
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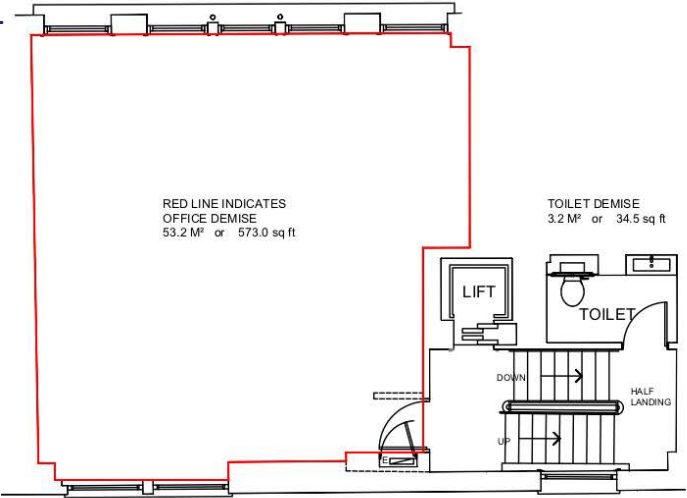
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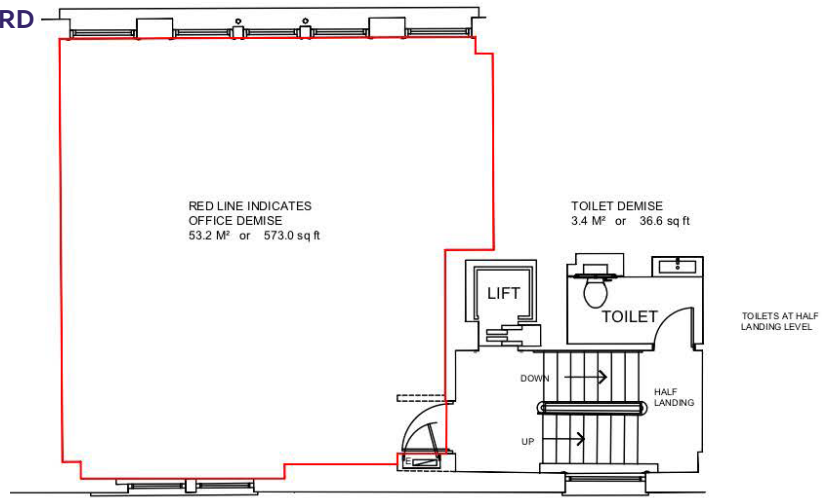


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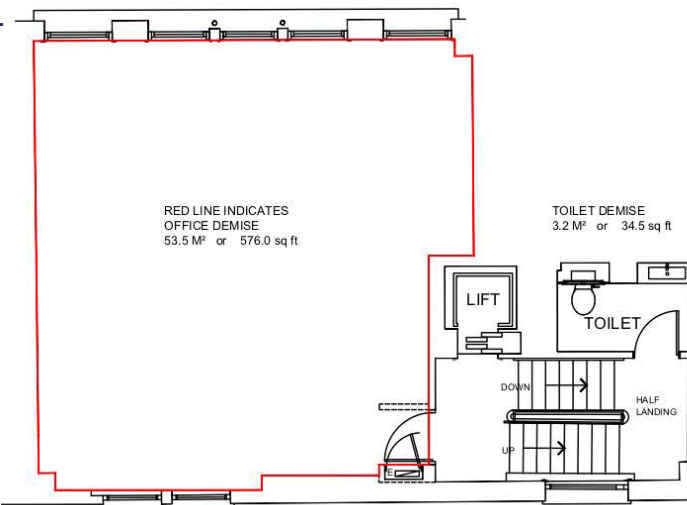
PROPOSED FIRST FLOOR PLAN



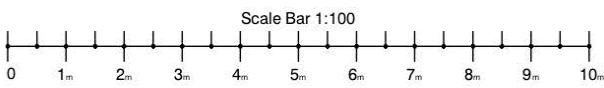
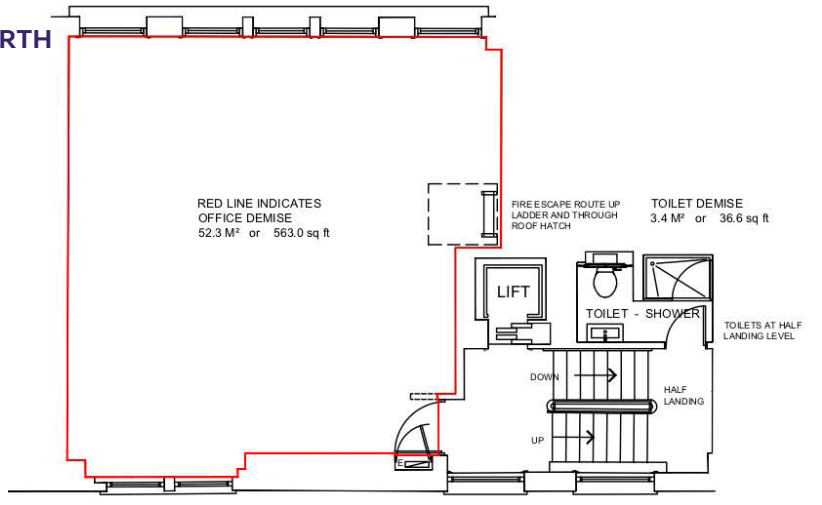
PROPOSED THIRD FLOOR PLAN



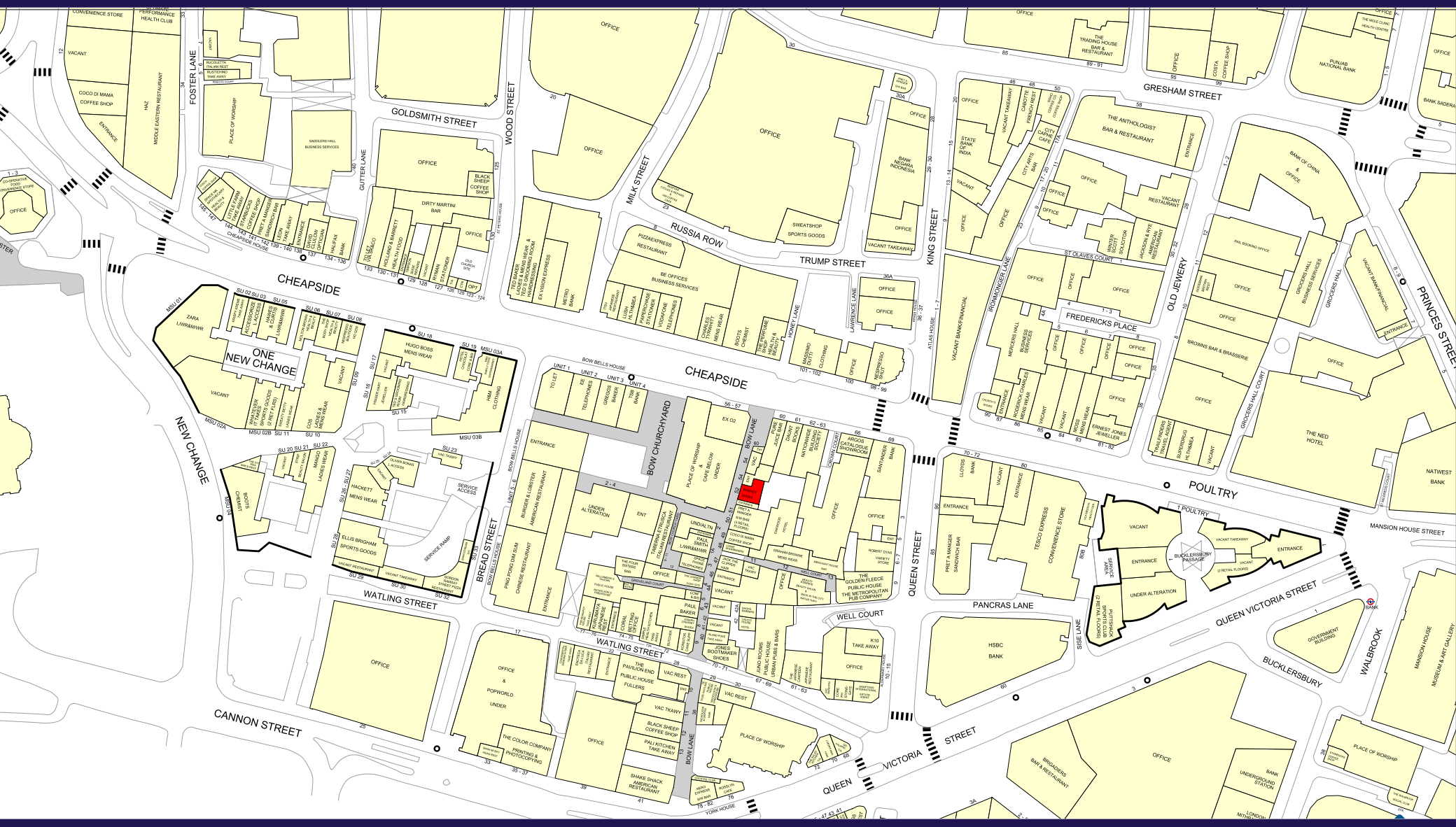
PROPOSED FIRST FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN



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