



5th Floor, 8-10 Old Jewry, London, EC2R 8DN
MODERN, HIGH QUALITY, FULLY FITTED 'PLUG & PLAY' SPACE
BEST VALUE TERMS AVAILABLE
6,529 SQ FT OFFICE FLOOR

Summary

Tenure	To Let
Available Size	6,529 sq ft / 606.56 sq m
Rent	£80.50 per sq ft
Service Charge	£19.46 per sq ft
Rates Payable	£24.92 per sq ft
Rateable Value	£272,500
EPC Rating	A (23)

Key Points

- Substantial incentives available
- EPC 'A'
- High quality specification
- Modern end of trip facilities (showers, lockers, biker racks)
- Possession immediate
- Fully fitted & furnished
- Reception & concierge
- Prime location - moments from Bank Station

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Description

The 5th floor presents a high-quality Cat A+ fully fitted and furnished turnkey opportunity, ready for immediate occupation.

The accommodation has been thoughtfully designed to a contemporary specification, providing up to 68 open-plan workstations, three meeting rooms, and a large boardroom, all finished to an excellent standard.

A generous kitchen and breakout/bar area creates an appealing social and collaborative space, complemented by a welcoming reception and waiting area.

This plug-and-play solution offers incoming occupiers a cost-effective and hassle-free move into prime City office space, combining modern design, flexibility, and functionality.

Location

Well-located in the heart of the City of London, just moments from Bank Station within the prime financial, legal, and professional services core.

The location benefits from excellent transport connectivity, with Bank, Moorgate, and Liverpool Street stations all within a short walk, providing access to the Central, Northern, Elizabeth, and DLR lines.

Old Jewry itself is an attractive, characterful street linking Cheapside and Gresham Street, surrounded by an array of high-quality amenities including cafés, restaurants, gyms, and retailers.

The building offers a prestigious and historic City address, ideally suited to occupiers seeking modern, efficient workspace in a highly accessible and well-established business location.

Accommodation

The accommodation comprises the following areas:

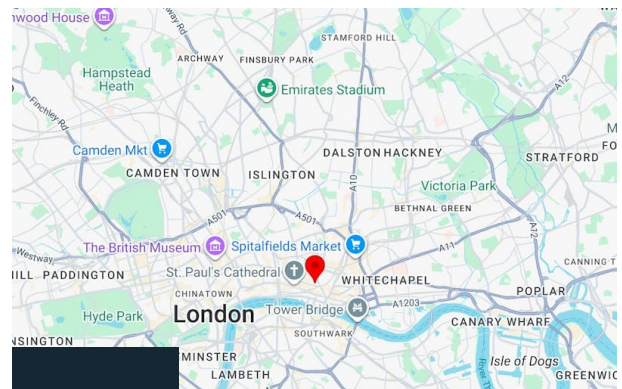
Floor/Unit	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year
5th	6,529	£80.50	£24.92	£19.46	£815,341.52

Terms

Assignment of the existing lease for a term expiring 31 Oct 2029 with the benefit of a tenant only break option on 31 Oct 2027. There is a benefit of 2 months rent free period from 31 October 2027.

Alternatively, a sublease for a term expiring October 2027.

A new lease may be available direct from the landlord on terms by arrangement.



Viewing & Further Information



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