



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

- Refurbished to Cat A condition
- Newly refreshed manned building reception
- 2 newly refurbished 10-person lifts
- VRF air conditioning
- Fibre enabled - immediate connection available
- Fully accessible raised floor
- Shower facilities & DDA WC & Shower
- Secure cycle parking

Summary

Available Size	3,569 sq ft
Rent	£55 per sq ft
Rates Payable	£21.02 per sq ft
Rateable Value	£130,000
Service Charge	£15.19 per sq ft Budget for y/e Dec '25
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 third floor and has been refurbished to open plan Cat A condition; 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.

Property Highlights / Amenities

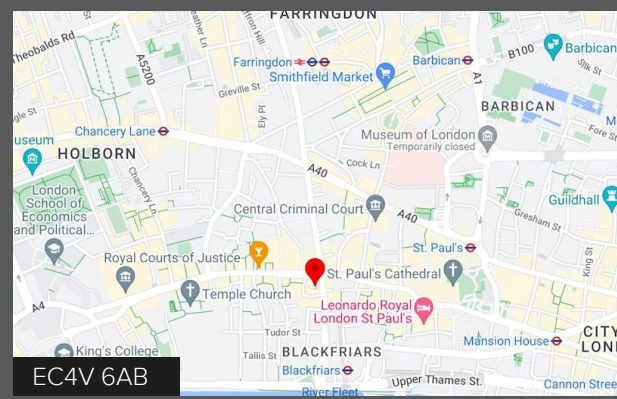
- Build Status: Refurbished
- Number of Passenger lifts: 2
- Total lift capacity (people): 10
- Full Access Raised floors: Yes
- Floor Type: Full access raised floor
- Ceiling: Suspended metal Panel ceiling
- Air conditioning: Yes
- Fitout Concept: CAT A
- Lighting Type: LED
- Accessible WCs: Yes
- Recently refurbished: Yes
- Building Reception: Yes
- Passenger Lifts: Yes
- Showers: Yes

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.



Viewing & Further Information



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Accommodation

The accommodation comprises of the following area:

Name	sq ft	sq m	Tenure	Availability
3rd	3,569	331.57	To Let	Available
Total	3,569	331.57		

Specification

- * Recently refreshed manned building reception
- * Newly refurbished passenger lifts
- * Air conditioning
- * Fully accessible raised floors
- * fibre enabled - immediate connection available
- * 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

- 3rd floor - Matterport Tour -

<https://my.matterport.com/show/?m=xtitfbg537wzdi7xmu97pf1tb&views=0>

