

NEW INSTRUCTION

5 OLD BAILEY, EC4

APPROX. 3,000 SQ FT – 34,451 SQ FT

REFURBISHED OFFICES TO LET



**5 Old Bailey
London
EC4**

- Refurbished, CAT A accommodation
- Manned reception
- New showers and cycle racks
- 24 hour access
- Prime location

LOCATION

5 Old Bailey is located on a prominent corner site at the junction of Old Bailey and Ludgate Hill. The premises is approximately a six minute walk to Blackfriars Underground Station, which is served by the Circle and District Line. St Paul's Underground Station is also situated a seven minute walk east of the subject property and is served by the Central Line.

The property is in a prime City location that offers a diverse range of restaurants and cafes. This offering is further enhanced by the close proximity to St Paul's Cathedral.

DESCRIPTION

The available premises comprise high quality, Grade A office accommodation arranged over 4 floors.

This existing specification and fit out includes:

- Cat A office accommodation
- 24-hour access
- 4 pipe fan coil air conditioning
- Metal suspended ceiling
- LED lighting
- 120mm Full access raised floor
- Good natural light
- Manned reception
- Shower facilities
- Bike Storage
- 3 x 10 person passenger lifts

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
5 th Floor	8,639	802.59
3 rd Floor North	3,000	278.71
3 rd Floor South	7,904	734.31
1 st Floor	11,197	1,040.24
Ground Floor	3,711	344.76
Total	34,547	3,209.52

Viewing strictly by appointment

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TERMS

The space is available by way of a new lease direct from the landlord, for a term by arrangement.

OUTGOINGS

Quoting Rent: £57.50 per sq ft pax

Service charge: TBC

Business Rates Payable (2022/23): Approx. £22.69 per sq ft pax

*please note you are advised to make your own enquires in this regard.

VAT

The property is elected for VAT.

EPC

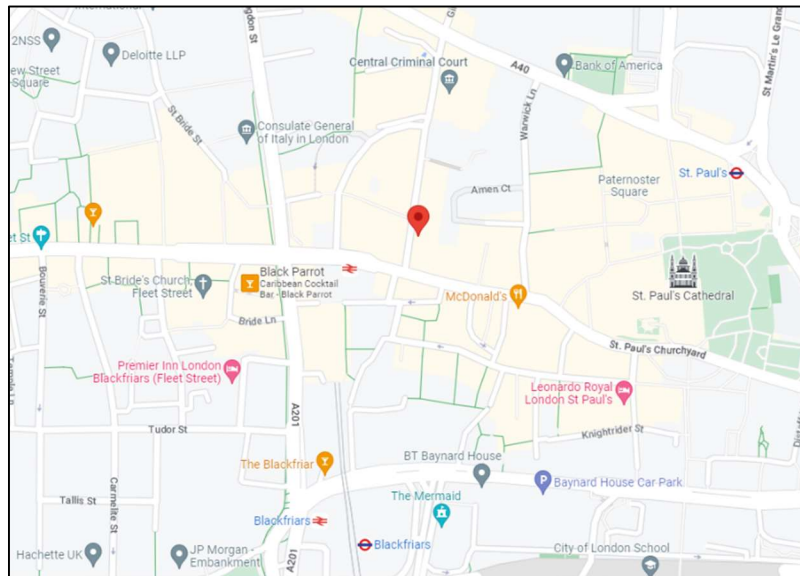
The EPC rating for the premises is D.

SUBJECT TO CONTRACT

IMPORTANT INFORMATION

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Carter Jonas



Location Plan (not to scale)

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