

Brecker Grossmith



LOCATION:

The property is situated on Ludgate Circus, the prominent junction connecting Ludgate Hill, Fleet Street, Farringdon Street and New Bridge Street. With St Paul's Cathedral just 400m away, this historic location hosts major occupiers from financial, professional, and legal sectors, alongside a generous selection of shops, cafes and restaurants.

ACCOMMODATION:

Carpeted office space with demised and communal WCs, as well as AC in the main room and wall mounted comfort cooling units for separate rooms.

Key Amenities:

- Air conditioning
- Wall-mounted cooling units
- Carpeted throughout
- Floor boxes
- Recessed LED lighting





USE:

Class E: Commercial Business & Service E (G) (i) Offices

Other uses may be considered.

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AVAILABILITY SCHEDULE 1ST Floor: 864 sq ft Available Now 2ND Floor: Available Now 867 sq ft 3RD Floor: Available Now 862 sq ft

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TRANSACTION SUMMARY DETAILS

PRICE: £35 per square foot exclusive. This is subject to a rent collection fee of 5% plus VAT.

TERMS: New lease on terms to be agreed.

SERVICE Approximately £3.50 per square foot. This is subject to a management charge of 12.5% plus VAT.

MAJOR In addition to the service charge, there is a charge EXTERNAL for major external works conducted every 5 years. WORKS: Details TBC.

INSURANCE: Approximately £2 per square foot. This is subject to a management charge of 12.5% plus VAT.

BUSINESS Interested Parties are advised to make their own RATES: enquiries with Local Authority.



CONTACT US TO ARRANGE A VIEWING:

Preenal Gondhea | 020 7908 2685 Preenal@breckergrossmith.co.uk

Chris Darbon | 020 7908 2682 Chris@breckergrossmith.co.uk

breckergrossmith.co.uk

020 7486 3531

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