

Central London Office Space

4-8 Ludgate Circus
EC4M 7LF

Class E -
Office / Workshop

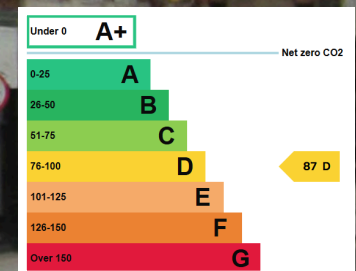
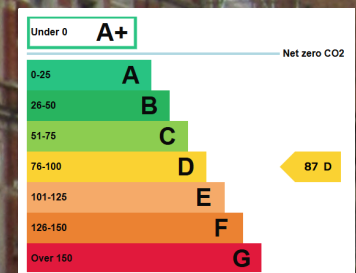
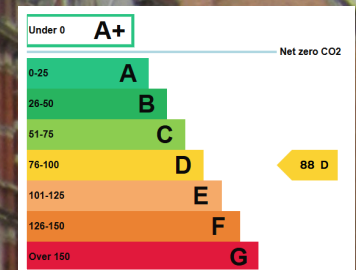
862 to 2,593 sq ft

Rent £35 per sq ft

Space Available Now



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020 7486 3531





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.

AVAILABILITY SCHEDULE

1 ST Floor:	864 sq ft	Coming Soon	
2 ND Floor:	867 sq ft	Available Now	
3 RD Floor:	862 sq ft	Coming Soon	

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

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

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

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



**CONTACT US TO
ARRANGE A VIEWING:**

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

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