

Prominent London Office

2nd Floor  
4-8 Ludgate Circus  
EC4M 7LF

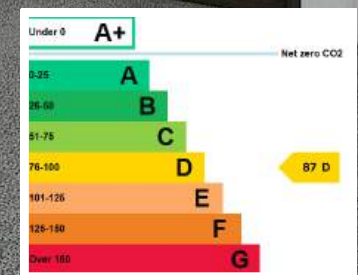
Class E - Office

867 sqft - 2nd Floor

£35 PSF / £30,300 PAX

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## 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 a major occupiers from financial, professional, and legal sectors, alongside a generous selection of shops, cafes and restaurants.

## ACCOMMODATION:

867 sqft of 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.



## TRANSACTION SUMMARY DETAILS

**PRICE:** £30,300 per annum exclusive. This is subject to a rent collection fee of 5% plus VAT.

**TERMS:** New lease on terms to be agreed.

**SERVICE CHARGE:** The service charge for the year ending 31 March 2024 is £2,906. This is subject to a management charge of 12.5% plus VAT.

**INSURANCE:** The estimated insurance premium for the year ending 23 June 2024 is £1,413. This is subject to a management charge of 12.5% plus VAT.

**BUSINESS RATES:** The Rateable Value as of April 2023 is £26,250. Interested Parties are advised to make their own enquiries with Local Authority.

**LEGAL COSTS:** Prospective Tenants will underwrite the Landlord's legal costs. Each party will otherwise be responsible for their own legal and professional costs incurred.



**CONTACT US TO  
ARRANGE A VIEWING:**

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

**Phil Richards MRICS | 020 7908 3531  
Phil@breckergrossmith.co.uk**