

ONE BARTHOLOMEW, EC1

9TH FLOOR

FULLY FITTED -
PLUG & PLAY OFFICE SPACE TO LET
19,451 SQ FT (1807 SQ M)



DeVono cresa 

DESCRIPTION

DeVono Cresa, on behalf of The Trade Desk, are delighted to offer the 9th floor which provides up to 19,451 sq ft of grade A office space and is available with the benefit of an in-situ fit out and on flexible lease terms.

This landmark scheme was jointly developed by Helical & Ashby Capital, and completed in December 2018.

The 9th floor shall be delivered with the benefit of a brand new fit-out which shall provide:

- Circa 180 work stations
- 10 meeting rooms
- Various work-booths and 1 2 1 meeting rooms
- Kitchen and tea point
- Furniture is to be discussed
- The space is available by way of a flexible sublease

BUILDING AMENITIES

- Fully fitted out
- 6 passenger lifts
- 1:6 occupancy
- Kitchenette
- Fully accessed raised floor
- 4 Pipe fan coil units
- 2.9m floor to ceiling
- Bicycle racks
- Shower facilities
- Dedicated independent fibre broadband spine

SIZE

Floor	Sq ft	Sq m	Quoting Rent (per sq ft)
9th	19,451	1807	Upon application

LOCATION

The building is situated close to Farringdon station which shall enable quick access to the Elizabeth Ann Thames Link lines along with the Metropolitan, Circle and Hammersmith & City lines.

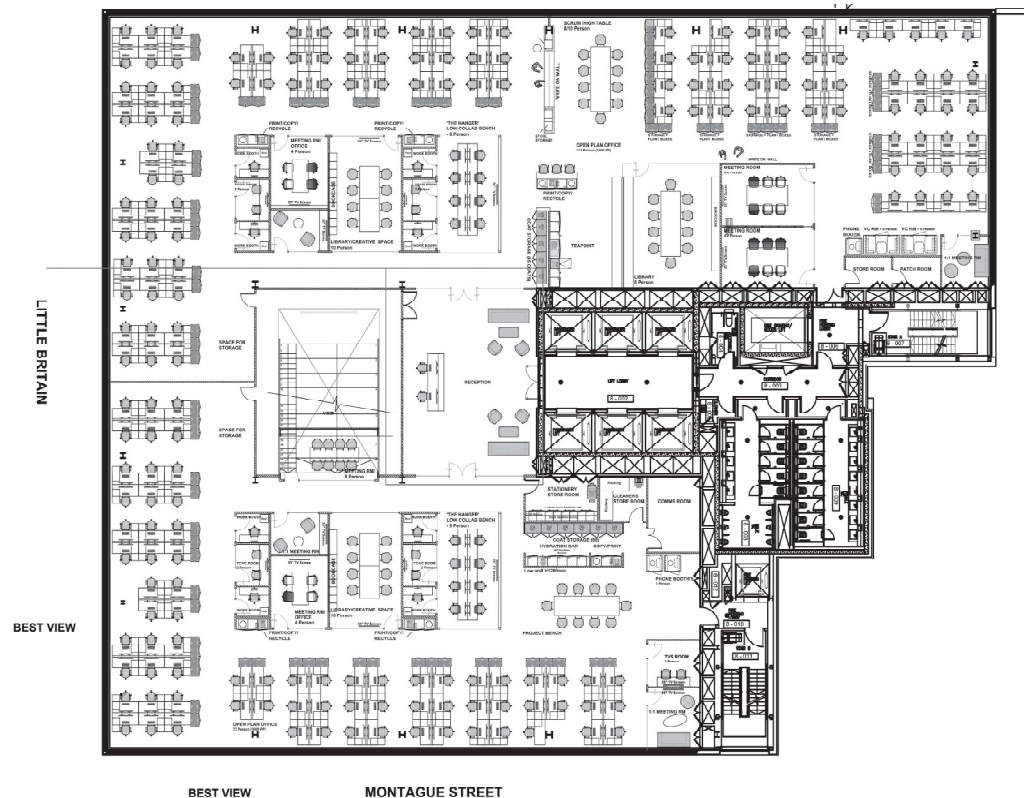
The property is also served by St Pauls (Central line), Barbican (Metropolitan, Circle and Hammersmith & City lines), Bank (Central, Northern, Waterloo & City Lines and DLR) and Chancery Lane (Central Line).

The property is situated in close proximity to a wide array of bars and restaurants situated at surrounding Smithfield's and One New Change in addition to the excellent offering of Barts Square adjacent to the building.



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(1807 SQ M)

Indicative Plan



TERMS

Lease: Available by way of a new sublease for a flexible term of up to 5 years.

Quoting Rent: Upon application
Rates: c.£22.00 per sq ft
Service charge: £10.00 per sq ft

EPC

Rating: B (Anticipated)

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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MISREPRESENTATION ACT

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