

BRIDEWELL GATE

LONDON EC4

NEWLY REFURBISHED
OFFICES TO LET

2,915 - 11,673 SQ FT
(271 - 1,085 SQ M)



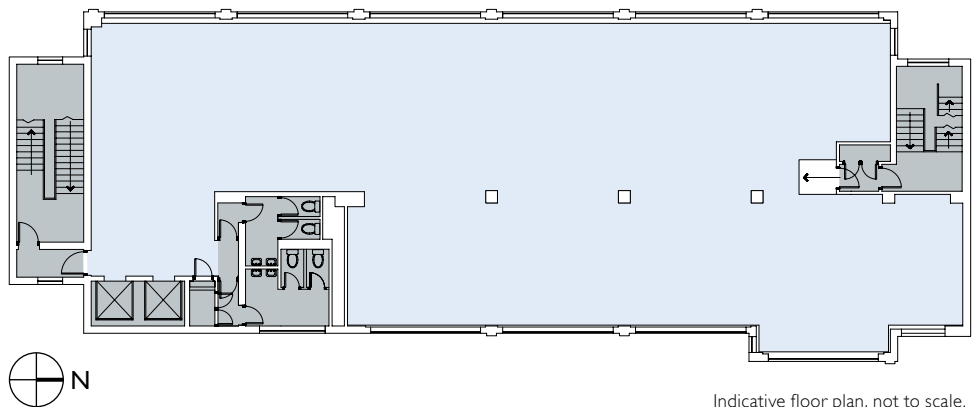
www.bridewellgate.co.uk



DESCRIPTION

Bridewell Gate has recently undergone a comprehensive refurbishment offering high quality office accommodation with manned reception and 24 hour access.

The office floors benefit from excellent natural light, air conditioning and dedicated WCs. The highly efficient floor plate enables a variety of occupational requirements to be satisfied.



ACCOMMODATION

FLOOR	SQ FT	SQ M
5th	2,915	271
2nd	4,038	375
1st	4,720	439
TOTAL	11,673	1,085

AMENITIES

- Air conditioning
- LG compliant lighting
- Raised floor (1st floor)
- Perimeter trunking (2nd & 5th floor)
- Metal tiled suspended ceilings
- DDA compliant
- 24 hour access & security
- Car parking & bicycle racks
- On-site storage
- Shower and changing room
- Tenants' private outdoor terrace



TENANTS' PRIVATE OUTDOOR TERRACE



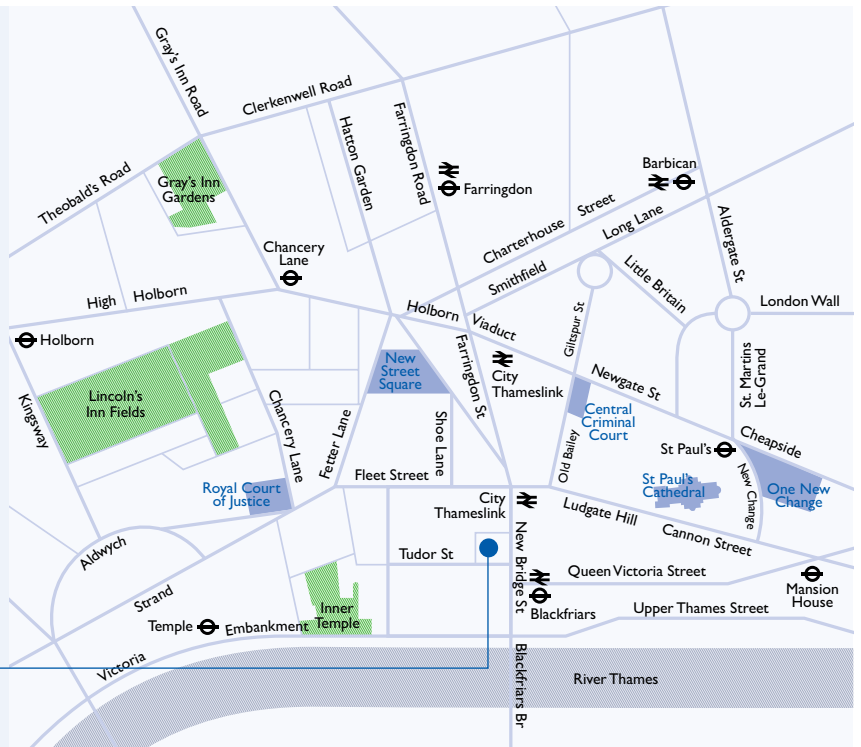
LOCATION

The property is located on the eastern side of Bridewell Place, which is just to the west of New Bridge Street and to the south of Fleet Street.

The new Blackfriars Underground station (District and Circle line) and mainline railway station is within one minute's walk of the premises and City Thameslink is approximately 2 minutes walk at Ludgate Circus.

BRIDEWELL GATE

LONDON EC4



VIEW SOUTH FROM EMBANKMENT



INNER TEMPLE



VIEWING

Strictly by appointment through joint sole agents.



HALL KEMP
REAL ESTATE CONSULTANTS
020 7100 5555

Tom Kemp
tom.kemp@hallkemp.com

Matthews & Goodman
020 7367 5533
www.matthews-goodman.co.uk

Richard Clarke
020 7367 5530
rclarke@matthews-goodman.co.uk

Emily Parker
020 7367 5534
eparker@matthews-goodman.co.uk

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Energy Performance Certificate

Non-Domestic Building



BRIDEWELL GATE
9 Bridewell Place
LONDON
EC4V 6AW

Certificate Reference Number:
0902-9371-2830-6200-5113

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **89** This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 2329
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

62 If newly built

142 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: iSBEM v3.3.b using calculation engine SBEM v3.3.b

Property Reference: 522293810001

Assessor Name: Don Howard

Assessor Number: STRO000146

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: Energist UK

Employer/Trading Address: Energist House, Kemble Enterprise Park Kemble Gloucestershire GL7 6BA

Issue Date: 06 Apr 2009

Valid Until: 05 Apr 2019 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 0970-5029-0421-1681-3024

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**