



Self Contained Office To Let

London EC4

6 New Bridge Street, London EC4

22,000 sq ft (Approx.)

Location

The building is located on New Bridge Street with close proximity to St. Paul's and Paternoster Square. The location benefits from local amenities including the shops, cafes and restaurants on Ludgate Hill and Fleet Street. Communications are excellent with Blackfriars and Thameslink stations both very close by.

Description

The building provides a self-contained office arranged over lower ground, ground and five upper floors. The office is currently undergoing refurbishment to Category A standard. Possession will be available from Spring 2012.

Accommodation

Floor	Sq Ft	Sq M
5 th	1,615	150.0
4 th	1,618	150.3
3 rd	3,558	330.5
2 nd	3,556	330.4
1 st	4,456	414.0
Ground	3,760	349.3
Reception	570	53.0
LG	2,132	198.1
Storage	725	67.4
Total	21,990	2,043.0

* Areas subject to re-measurement on completion of works.

Amenities

The refurbished offices will provide the following specification;

- Refurbished to Category A condition
- New reception
- Terrace (4th floor)
- VRF air conditioning



- Metal tiled suspended ceilings
- Fully accessible raised floors
- Passenger lifts
- 24 hour access
- Showers and cycle storage
- Basement storage

Rates

Approximately £12.05 per sq ft per annum

Service charge

TBC

Rent

On application.

VAT

The property is elected for VAT.

SUBJECT TO CONTRACT

020 3296 3000

www.dtz.com



Offices To Let

London EC3

Viewing

Strictly through joint sole agents.

Terms

New lease direct from the landlord by arrangement.

For further information contact:

Alistair Brown

alistair.brown@dtz.com

+44 (0) 203 296 2007

Chris Halliwell

chris.halliwell@dtz.com

+44 (0) 203 296 2010

IMPORTANT NOTICE

DTZ gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. November 2011

DTZ Debenham Tie Leung Limited. Registered in England no. 2757768. Registered Office: 125 Old Broad Street, London EC2N 2BQ