

To Let

300 sq ft – 975 sq ft

2 St Andrew's Hill, London, EC4V 5BY

Professional office suites close to St. Paul's



Accommodation:

Self Contained air conditioned offices to let within an attractive multi let period building which has been comprehensively refurbished internally.

Location:

The property is located on a corner site immediately south of Ludgate Hill at the intersection of Creed Lane and Carter Lane; within the St Paul's Conservation Area, an attractive mix of retail, hotel, residential and office occupiers.

Transport links are excellent with both St Paul's Underground station (Central line) and Blackfriars/City Thameslink only a few minutes' walk away.

Amenities:

- Air conditioning
- Excellent natural light
- Passenger lift
- Timber flooring
- Male & Female WC's
- Ground floor meeting room (by arrangement)
- Gym facility with showers (by arrangement)
- Open plan floors

Floor Areas:

Floor Areas:	Sq ft	Sq M
Fifth Floor	300	27.8
First Floor	660	61.3

Terms:

New flexible FRI lease available.

Rent:

£25,000 per annum exclusive (Fifth Floor)

£40,000 per annum exclusive (First Floor)

Rates:

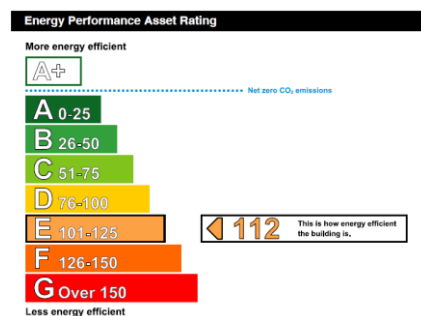
Estimated £15.85 per sq ft per annum exclusive (2019/2020)

Business Rates relief may apply to the 5th floor. Proposed occupiers to make enquiries to the Corporation of London.

Service Charge:

Fixed at £10 per sq. ft. per annum exclusive linked to RPI.

EPC: E



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Gym



Meeting Room



5th Floor

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