



# 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 <sup>th</sup>	1,615	150.0
4 <sup>th</sup>	1,618	150.3
3 <sup>rd</sup>	3,558	330.5
2 <sup>nd</sup>	3,556	330.4
1 <sup>st</sup>	4,456	414.0
Ground	3,760	349.3
Reception	570	53.0
LG	2,132	198.1
Storage	725	67.4
<b>Total</b>	<b>21,990</b>	<b>2,043.0</b>

\* 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 (4<sup>th</sup> 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

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### 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](mailto:alistair.brown@dtz.com)

+44 (0) 203 296 2007

**Chris Halliwell**

[chris.halliwell@dtz.com](mailto:chris.halliwell@dtz.com)

+44 (0) 203 296 2010

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