

## Regular Rectangular Floor Plates with Natural Light on East & West Elevation

### BRIDEWELL GATE, BRIDEWELL PLACE, EC4

#### 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. Blackfriars underground (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.

#### ACCOMMODATION:

Floor	Area (Sq Ft)
5 <sup>th</sup>	2,915 (271 sq m)
2 <sup>nd</sup>	4,038 (375 sq m)
1 <sup>st</sup>	4,720 (439 sq m)
<b>TOTAL</b>	<b>11,673 (1,084 sq m)</b>

#### AMENITIES:

- New Air Conditioning
- Cat II Lighting & Suspended Ceilings
- Underfloor Trunking & Suspended Ceilings
- 24 Hour Access & Security
- Car Parking/Bike Storage/Showers
- Tenant's Private Outdoor Terrace



#### TERMS:

New lease for a term by arrangement direct from Landlords.

**RENT:** From £39.50 per sq ft

**RATES:** Estimated at £11.50 per sq ft (2011/2012)

**SERVICE CHARGE:** Estimated at £9.20 per sq ft

#### POSSESSION:

**Immediately on completion of legal formalities**

#### VIEWING:

Strictly by appointment through joint sole agents.

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