

Paternoster House

London EC4



4,542 sq ft

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Location

Paternoster House is located north of St Paul's Cathedral overlooking Paternoster Square. It is surrounded by an abundance of retail units including restaurants, bars and One New Change.

The property benefits from excellent transport links being close to St Paul's Underground Station (Central line), Blackfriars Station (Mainline Rail, Circle and District Underground lines) and Bank Station (Northern, Waterloo and City, Central Underground lines and the Docklands Light Railway). From Q3 2019, Paternoster House will also benefit from close proximity to the eastern entrance of the Elizabeth Line at Farringdon station.

Description

Originally constructed in 2004, the property comprises c. 64,500 sq ft of office accommodation from the 1st to 6th floor, and c. 17,000 sq ft of retail accommodation on the ground floor.

The part 1st floor has been refurbished to a high specification, including new air conditioning, LED lighting and suspended ceiling.

Specification

- Four pipe fan coil air conditioning
- LED lighting
- Fully accessible raised floors
- Suspended ceilings
- Car parking
- Bike racks
- 4 x 14 person Passenger and goods lifts

Accommodation

Floor	Area (sq ft)
Part 1 st Floor	4,542
Total	4,542

Areas above calculated in accordance with RICS Code of Measuring Practice (6th edition) on a 'net internal area' basis. The area calculated under IPMS 3 will be available on request.

Viewing - strictly by appointment through:-

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VAT

The property is elected for VAT

Lease

A new sublease for a term by arrangement

Rent

1st Floor - £62.50 per sq ft

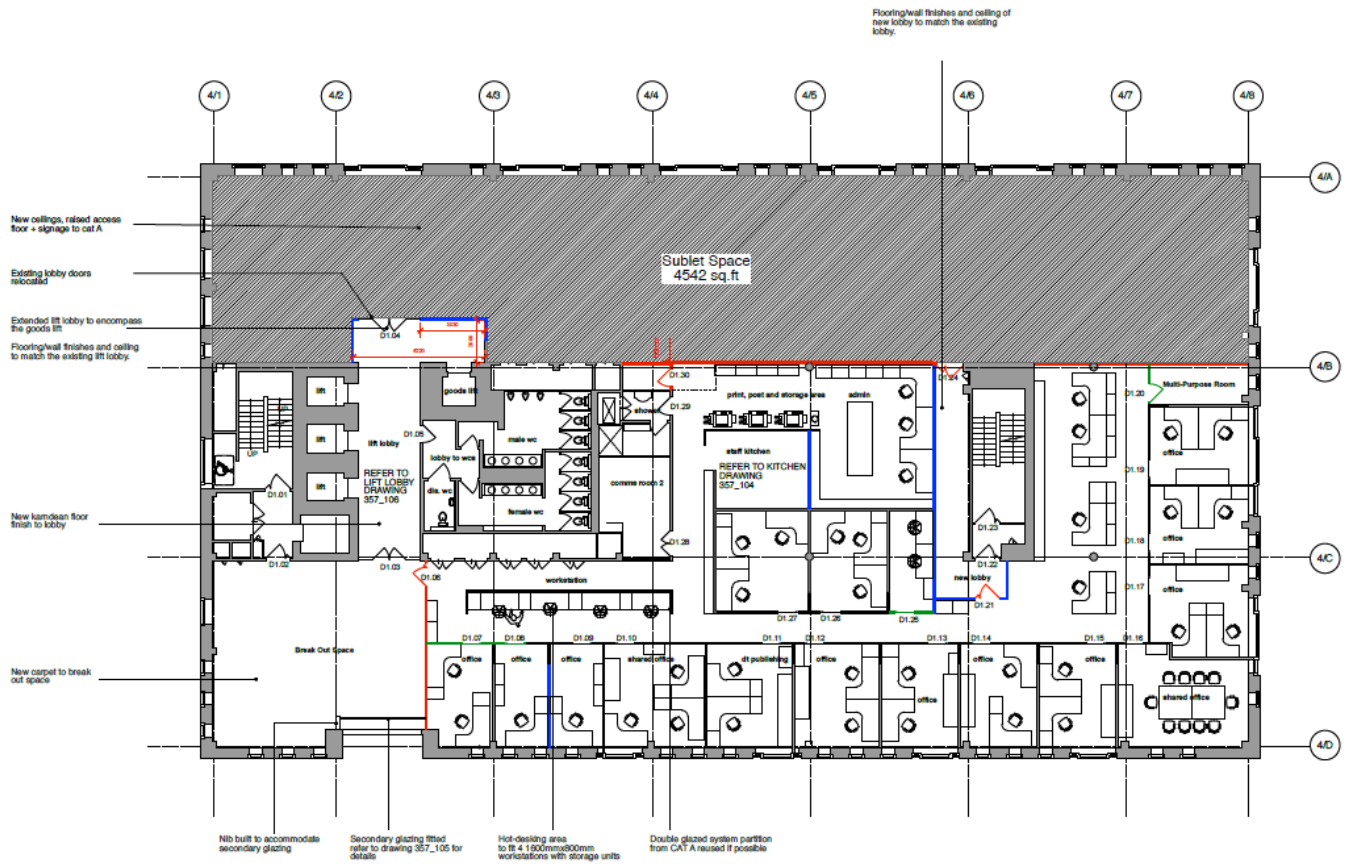
Rates

£23.73 per sq ft estimated

Service Charge

£14.54 per sq ft estimated

Floorplan



1 PROPOSED FIRST FLOOR PLAN
Scale: 1/100 @ A1