

1 Bell Yard London WC2

1,767 sq ft (164 sq m)

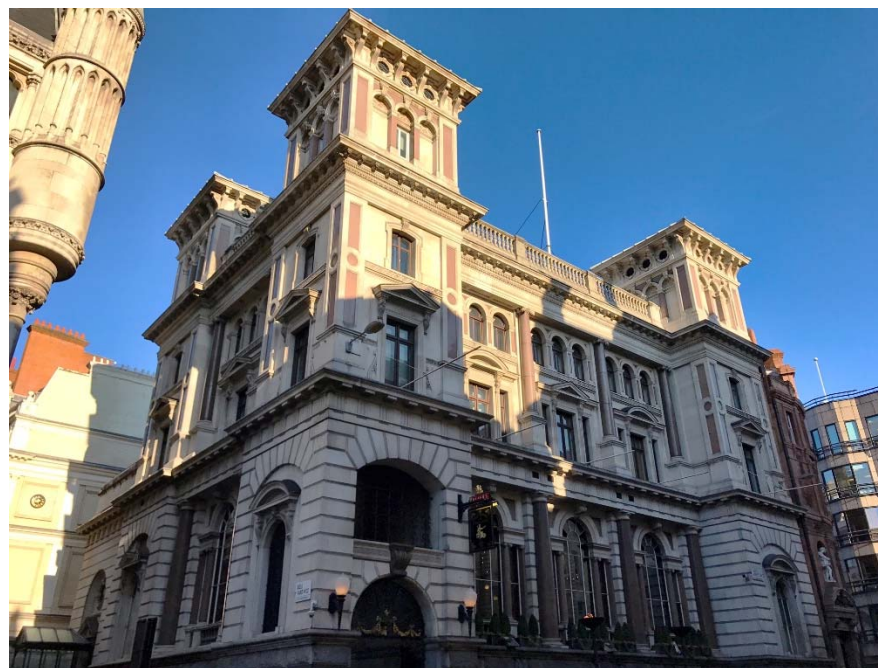
Location

The property is located on the corner of Bell Yard and Fleet Street, close to its junctions with Chancery Lane.

Transport links are excellent with Chancery Lane (Central Line), City Thameslink and Temple (District and Circle lines) stations are close by.

Accommodation

The available suite is located on the 1st floor of this attractive period Building and is arranged to provide cellular accommodation.





Floor Areas & Outgoings

Floor	FT ²	Rent	S/C	Rates	Total
1	1,767	£79,515	£7,342	£30,378	£117,235

Amenities

- * Comfort cooling/heating
- * Excellent natural light
- * Own M & F toilets
- * Kitchen
- * Passenger lift
- * Shower
- * Video entryphone
- * Prestigious entrance hall
- * Burglar alarm



Lease

A new full repairing and insuring underlease for a term to expire October 2019. The lease is contracted outside of the 1954 Landlord & Tenant Act. Alternatively a new lease is available.

Possession

Immediately upon completion of legal formalities.

Viewing

Strictly by appointment through sole letting agents

Gale Priggen & Co T: 02074045043

Tony Priggen – acp@galepriggen.co.uk

Clarke Buxton – cb@galepriggen.co.uk

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