



****NEW INSTRUCTION****

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**6 New Bridge Street
London EC4**

4,560 sq ft (424 sq m) approx

Location

The property is situated on the west side of the thoroughfare, at its junction with Bride Lane, immediately south of Holborn Circus.

Communications are excellent with Blackfriars Station (mainline, Circle & District lines) and City Thameslink both within two minutes' walk, and St Paul's Underground Station (Central line) close by.

Accommodation

The building was comprehensively refurbished to Cat A standards throughout in 2012, and benefits from an imposing manned entrance hall and two 10-person lifts.

The available accommodation comprises of an open plan suite on the 1st floor.



[Prior to current tenant's occupation]



Amenities

- *VRF air conditioning
- *Fully accessible raised floor
- *Metal tiled suspended ceiling
- *LG7 compliant lighting
- *Fully fitted kitchen (inc dishwasher & fridge freezer)
- *Fibre line to floor
- *2 x 10-person lifts
- *Commissionaire
- *Building Management System
- *Shower facilities
- *DDA WC/shower
- *Secure cycle parking

Lease

A new lease is available, for a term by arrangement.

Rent

£272,500 per annum exclusive of VAT, rates and service charge.

Service Charge & Insurance

The on account charge for the y/e Dec 2019 is based on approx £11 per sq ft, ex VAT.

The building, terrorism & engineering insurance recoverable for the current year equates to approx £1.36 per sq ft, ex VAT.

Business Rates

We understand the premises are re-assessed to RV£174,000.

Possession

Immediately on completion of legal formalities.



[Prior to current tenant's occupation]

Viewing

Strictly by appointment through sole letting agents:

Gale Priggen & Co 020 7404 5043

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