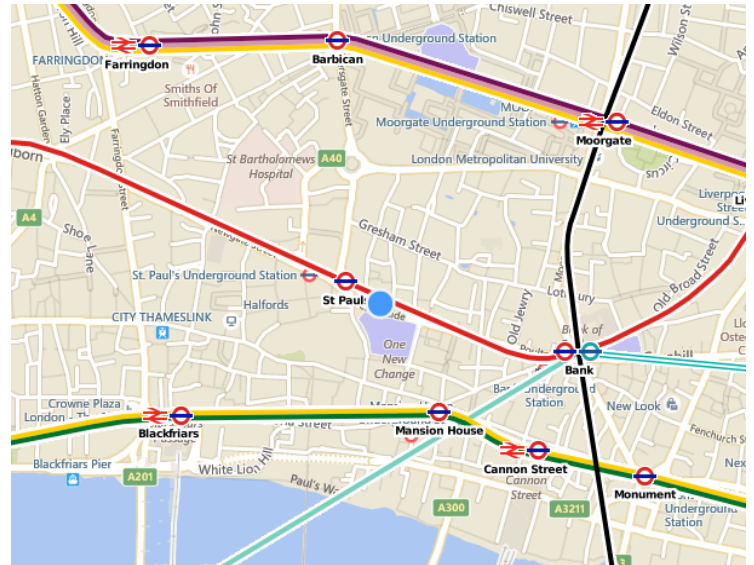


CHEAPSIDE HOUSE 138 CHEAPSIDE, EC2

4,864 sq ft (451.9 sq m)

**LOCATION:**

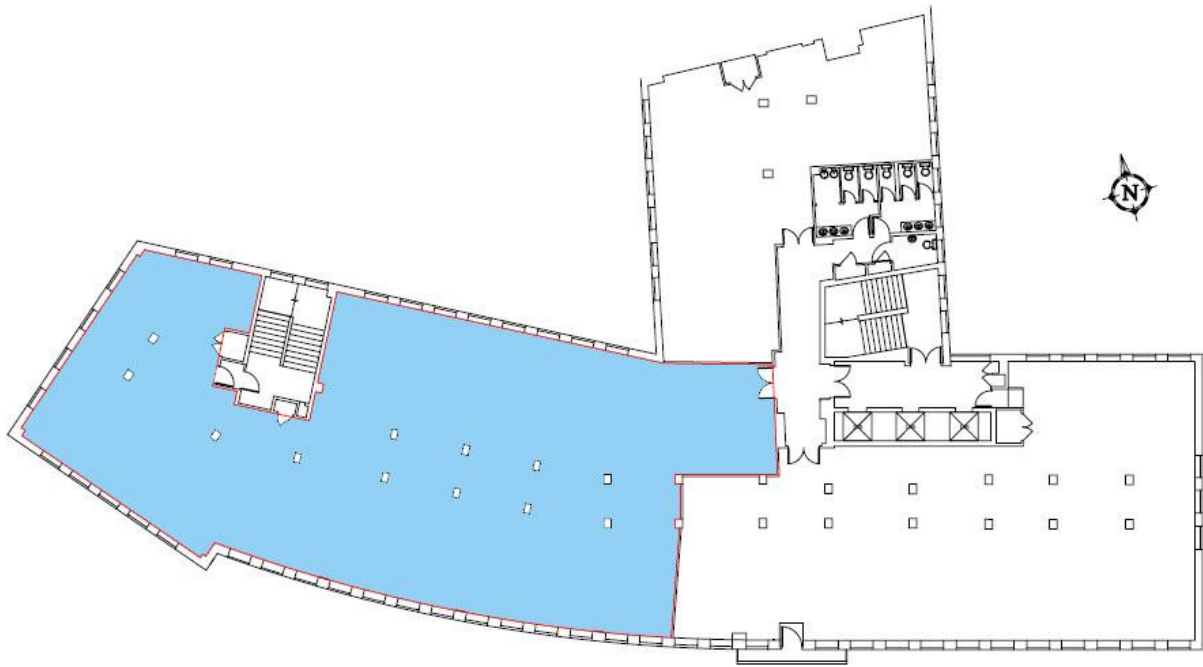
The property is located on the north side of Cheapside, close to St. Paul's Cathedral and within a short walking distance of Bank (Central, Northern, Waterloo & City lines), Mansion House (District and Circle lines) and St. Paul's (Central line) underground stations.

DESCRIPTION:

The floor benefits from views towards St. Paul's Cathedral and One New Change. The offices benefit from the following amenities:

- ❖ Excellent city core location
- ❖ Air conditioning
- ❖ Raised floor
- ❖ 24 hour access and security
- ❖ Secure car parking spaces available by separate arrangement
- ❖ Excellent natural light
- ❖ 3 Passenger lifts
- ❖ Male, female & disabled WCs
- ❖ Showers/ secure bike storage
- ❖ LG7 sympathetic lighting

Indicative 2nd floor plan. Not to scale.



FLOOR AREAS:

Pt 2nd – unit 2

4,864 sq ft

451.9 sq m

LEASE:

A new FRI lease is available for a term by arrangement directly from the landlord, "outside the 1954 Act."

RENT:

On application

VAT is payable on rent

RATES:

Est. £16.79 per sq ft pa payable (2015/16)

SERVICE CHARGE:

Est. £8.65 per sq ft pa (2015/16)

Viewing strictly by appointment only through joint sole agents Ingleby Trice and JLL.

For further information please contact:

INGLEBY TRICE
020 7029 3610

Malcolm Trice (m.trice@inglebytrice.co.uk) / **Veronika Sillitoe** (v.sillitoe@inglebytrice.co.uk)

SUBJECT TO CONTRACT

All negotiations are subject to contract, receipt of satisfactory references and where appropriate, landlord's consent. All rents and prices quoted are exclusive of VAT.