



RENT

£55.00 / £60.00

(per sq ft pa excl)



SERVICE CHARGE

£14.75

(per sq ft excl)



RATES PAYABLE

£17.50

(per sq ft pa (ye April 2025))



EPC RATING

B



20 Ironmonger Lane

London, EC2V 8EP

Offices | CAT A / CAT B / Fully Managed Solution | 1,931 sq ft - 3,920 sq ft



TO LET



Location

Ironmonger Lane is a particularly tranquil street that lies between Cheapside and Gresham Street, located in the heart of the City of London very close to The Bank of England. Bank Underground Station (Central, Northern, DLR, Waterloo & City and the Circle and District Lines) is less than 300 metres away. Other stations including St Paul's, Cannon Street, Moorgate and Liverpool Street (including the Elizabeth Line) are also close by. Cheapside is one of the City's principle retailing destinations offering a diverse range of retail, restaurants and cafes.



Description

20 Ironmonger Lane is a very attractive brick fronted property located on the west side of the street with the offices approached via a dedicated ground floor entrance foyer. The available accommodation comprises the entire second and third floors, available individually or together.



Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M	Rent psf
Third - CAT B	1,931	179.4	£60.00
Second - CAT A	1,989	176.33	£55.00



Amenities



Bike Storage



Shower Facilities



Perimeter Trunking



Comfort Cooling



Passenger Lift



Excellent Transport Links





Further information



Lease Terms

New flexible leases available direct from the Landlord. Or available on flexible all-inclusive managed terms through Workpad.

Quoting Rent

£55 - £60 per sq ft pa excl.

Business Rates

Estimated at £17.50 per sq ft pa for the rating year April 2024 to April 2025. All parties are advised to make their own enquiries with the rating authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

The current on account service charge is £14.75 psf excl.

EPC

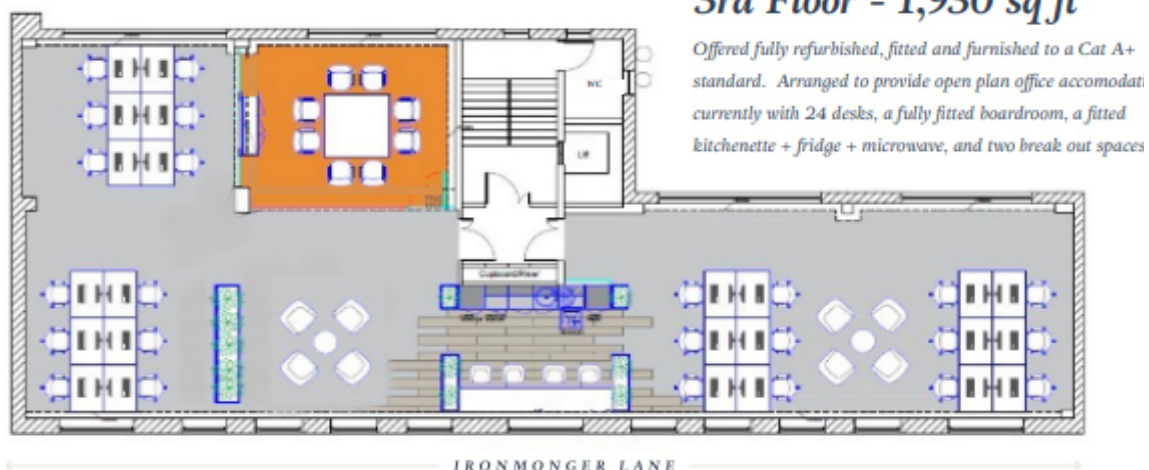
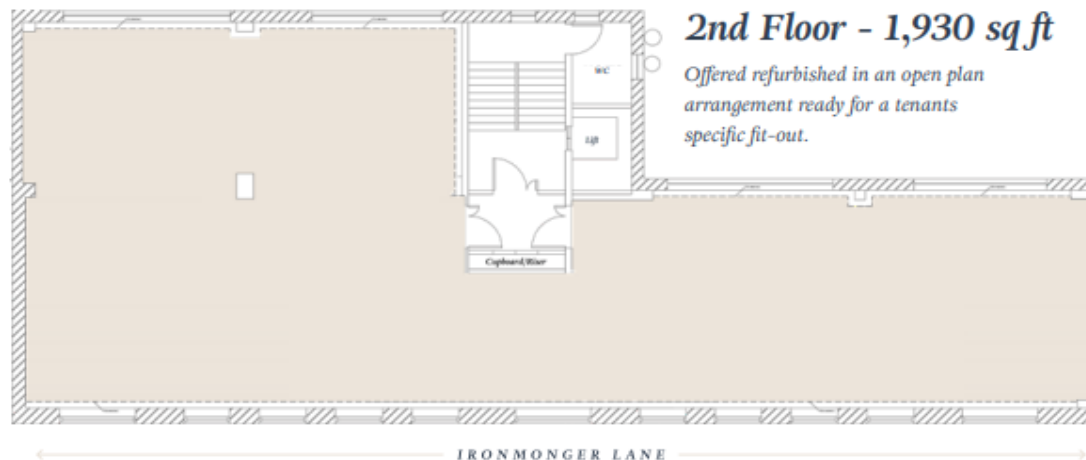
The EPC rating is B

VAT

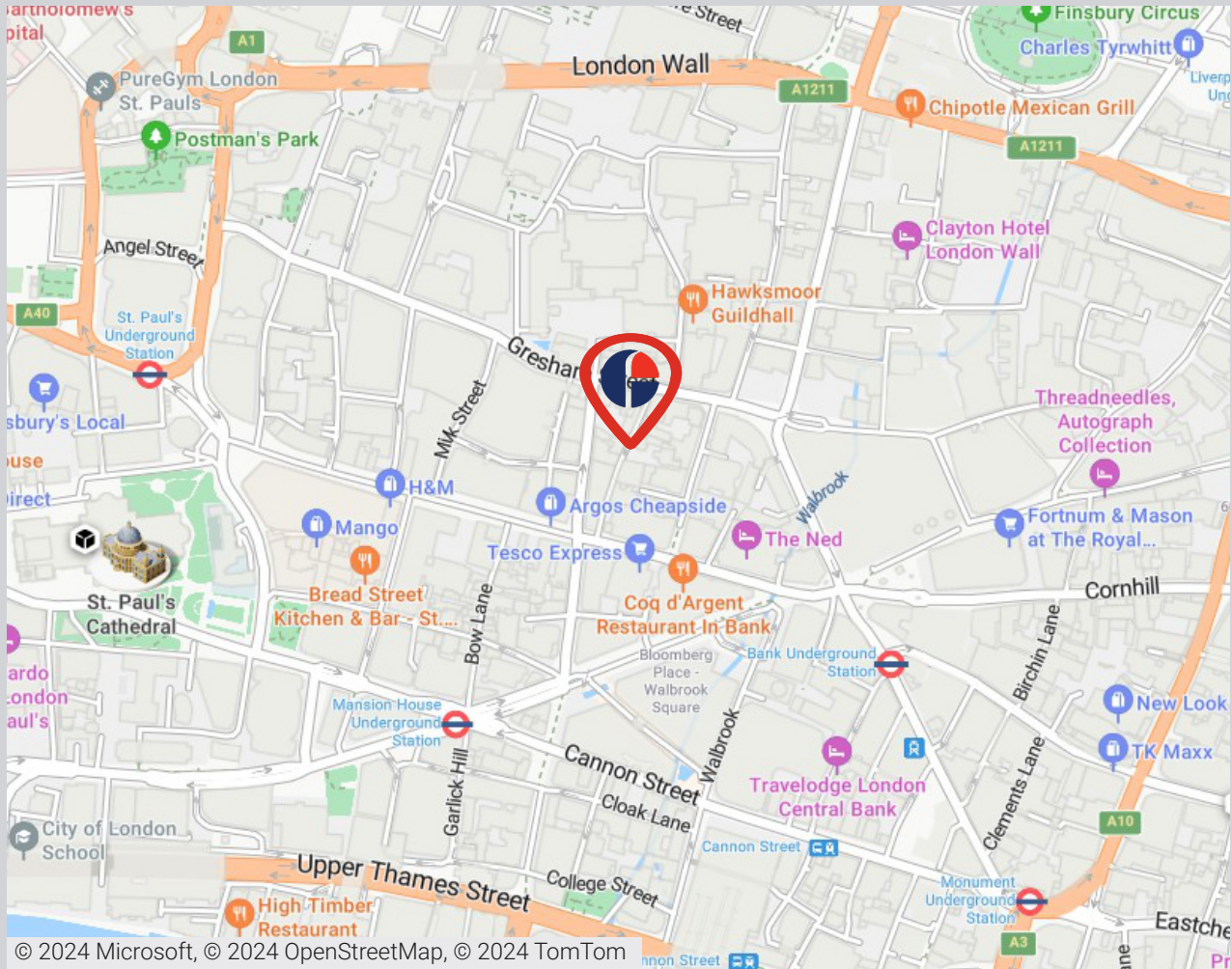
The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Strictly by prior arrangement through joint sole agents Fisher German LLP and Allsop LLP.



20 Ironmonger Lane, London EC2V 8EP



Approximate Travel Distances



Nearest Station

- Bank Underground Station - 0.1 miles (3 min walk)
- Cannon Street Station - 0.3 miles (7 min walk)
- St Pauls Underground Station - 0.3 miles (7 minswalk)
- Moorgate Station - 0.3 miles (7 min walk)
- Liverpool Street Station - 0.6 miles (14 min walk)



Contact



Doug Gordon



0207 747 3117



07884 408 136



doug.gordon@fishergerman.co.uk



Megan Thomas



0207 747 3113



07813 451 570



megan.thomas@fishergerman.co.uk



Joint Agent Allsop LLP



07917 918 124

fishergerman.co.uk



**FISHER
GERMAN**

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2024. Photographs dated various.