

To Let

300 sq ft - 975 sq ft

2 St Andrew's Hill, London, EC4V 5BY

Professional office suites close to St. Paul's



Accommodation:

SELF CONTAINED air conditioned offices to let within an attractive multi let period building which has been comprehensively refurbished internally

Location:

The property is located on a corner site immediately south of Ludgate Hill at the intersection of Creed Lane and Carter Lane; within the St Paul's Conservation Area, an attractive mix of retail, hotel, residential and office occupiers.

Transport links are excellent with both St Paul's Underground station (Central line) and Blackfriars/City Thameslink only a few minutes' walk away.

Amenities:

- Air conditioning
- Excellent natural light
- Passenger lift
- Timber flooring
- Male & Female WC's
- **Ground floor meeting room** (by arrangement)
- **Gym facility with showers** (by arrangement)

Floor Areas:

Floor Areas:	Sq ft	Sq M
Fifth Floor	300	27.8
Third Floor	675	62.7

Terms:

New flexible FRI lease available.

Rent:

£25,000 p.a.x. (5th floor)
£40,000 p.a.x. (3rd floor)

Rates:

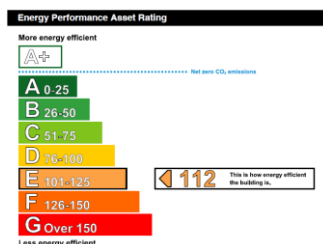
Estimated £14.52 p.a.x. (2017/2018).

Business Rates relief may apply to the 5th floor. Proposed occupiers to make enquiries to the Corporation of London.

Service Charge:

Fixed at £10 per sq. ft. p.a.x. linked to RPI.

EPC:



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Gym



Meeting Room



Typical open plan office

DISCLAIMER

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