

# To Let

380 sq ft – 850 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



Passenger Lift



Meeting  
Rooms



Gym  
Facility

## Floor Areas:

Approx. Net Areas:	Sq ft	Sq M
Fourth Floor Mezzanine & Storage area	380	35.3
Fourth Floor	50	4.6
Fourth Floor	470	43.6

Peter Thomas

t: 020 7367 5395

e: pthomas@matthews-goodman.co.uk

Harry Whitaker

t: 020 7747 3120

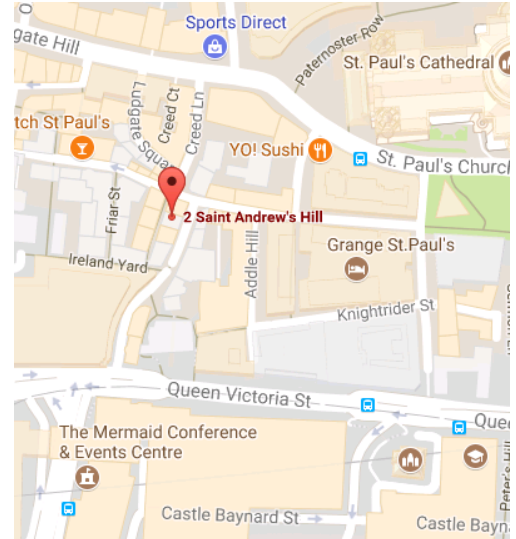
e: hwhitaker@matthews-goodman.co.uk

# To Let

380 sq ft – 850 sq ft

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

*Professional office suites close to St. Paul's*



#### Rent:

£22,000 per annum exclusive (Fourth Floor Mezzanine)

£32,500 per annum exclusive (Fourth Floor)

#### Rates:

Estimated £16.04 per sq ft per annum exclusive (2019/2020)

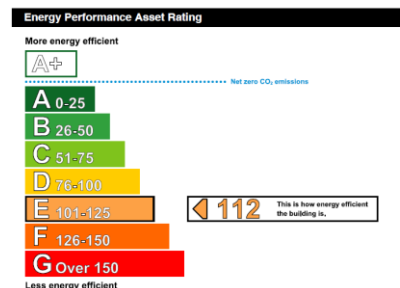
#### Service Charge:

Fixed at £10 per sq. ft. per annum exclusive linked to RPI.

#### Terms:

New flexible FRI lease available.

#### EPC: E



Gym



Meeting Room



Private Office

#### DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated in accordance with the RICS property measurement (incorporating IPMS) 1st Edition, May 2015, Office space has been measured to IPMS 3 - Office, unless otherwise stated. 8) Date of Publication: September 2019