

Paternoster House, 65 St Paul's Churchyard

London EC4



7,566 sq ft (703 sq m)

savills.co.uk

Location

Paternoster House is positioned on the Southern side of the Paternoster Square estate, adjacent to St Paul's Cathedral in the core of the City of London.

The building benefits from excellent transport links with St Pauls underground station (Central line), Bank station (Central, Northern, Waterloo and City lines and the DLR) and the City Thameslink stations all located within a few minutes walk.

Description

Paternoster House provides approximately 65,000 sq ft of prime office and retail accommodation, arranged over ground and 6 upper floors. The 6th floor premises are currently laid out in a corporate style, predominately open plan with meeting rooms overlooking St Paul's Cathedral. The premises will be available from October 2014.

Specification

- Top floor of the building
- High quality fitted out (3 meeting rooms, 43 open plan desks and 4 offices)
- Four pipe fan coil air conditioning
- 3 x passenger lifts
- 1 x goods lift
- 150mm raised floor
- 3 car parking spaces

Accommodation

Floor	Area (sq. ft)	Area (sq. m)
6th	7,458	693
Lwr Grd	108	61
Total	7,566	703

The areas are approximate and are subject to on site measurement.

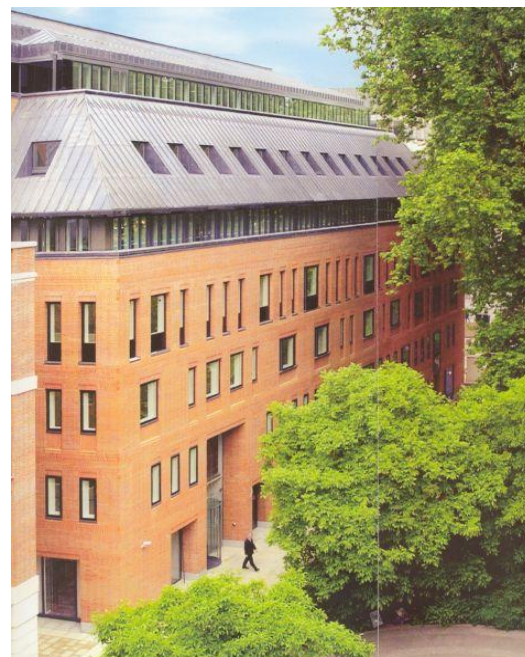
Viewing - strictly by appointment through:-

Jim Harper
Savills
0207 409 8967

jrharper@savills.com

Philip Pearce
Savills
0207 409 8917

ppearce@savills.com



VAT

The property is elected for VAT

Lease

The lease expires in November 2018 and is protected by the 1954 Landlord and Tenant Act Part II (as amended)

Rent

The passing rent is £350,000 per annum exclusive of the rent for the car parking

Rates

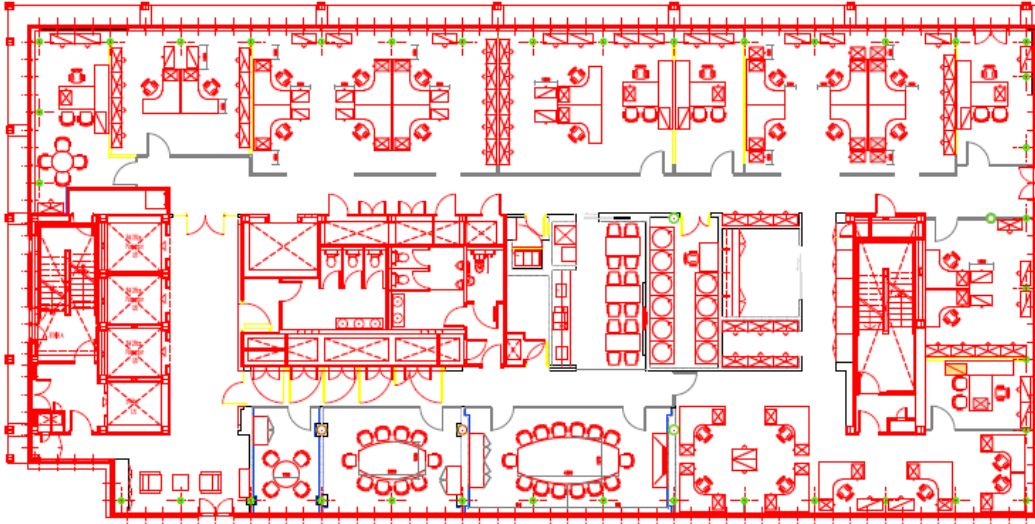
Estimated at £18.80 per sq ft for the rating year 2014/2015

Service Charge

£11.11 per sq ft

Important Notice: Savills, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Floor Plan



EPC

Energy Performance Certificate

Non-Domestic Building

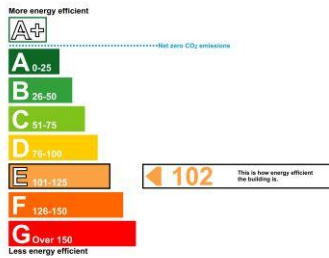


FLOORS 1-6
Paternoster House
65 St. Paul's Churchyard
LONDON
EC4M 8AB

Certificate Reference Number:
0733-0632-1669-7327-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 6758
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 56.25

Benchmarks

Buildings similar to this one could have rating as follows:

44 If newly built

118 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Viewing - strictly by appointment through:-

Jim Harper
Savills
0207 409 8967

jrharper@savills.com

Philip Pearce
Savills
0207 409 8917

ppearce@savills.com

Important Notice: Savills, their clients and any joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.