

Commercial Office Space

841 – 2,647 sq. ft.

**Newly refurbished office suites available just moments from Guildhall**

# TO LET

**28 King Street, City of London EC2V 8EH**



## LOCATION

28 King Street is located opposite London's historic Guildhall at the junction of King Street and Gresham Street. The area is served by excellent transport links via Moorgate, St Pauls and Bank underground stations and is just a short walk away from Cheapside and One New Change. Local cafes, bars and restaurants include Madison Rooftop Bar, Bread Street Kitchen, The Anthologist, HAZ St Pauls, Manicomio and Forge.

## TRANSPORT

Bank (Central, Northern and Waterloo & City tube lines)

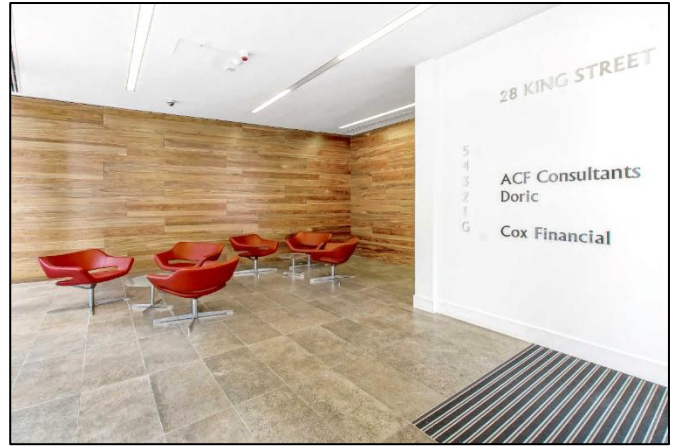
St Pauls (Central tube line)

Mansion House (District and Circle tube lines)

Moorgate (Northern tube line and Great Northern rail services)

Bus routes (8, 25, N8, N25 & N242)

Santander Cycles (Aldermanbury & Cheapside)



## DESCRIPTION

The available floors have been newly refurbished to provide modern office accommodation within this traditional period building. Each office benefits from excellent natural daylight, good floor to ceiling height, air conditioning and a kitchenette. The first floor is fitted with two meeting rooms.

The building offers bike storage, showers and a well-presented reception area facing King Street.

Available for immediate occupation, together or separately.

## AMENITIES

- Newly refurbished
- Open plan
- Excellent natural light
- Good floor to ceiling height
- Kitchenette
- Meeting rooms (first floor)
- Power & data cabling
- Air-conditioning
- WCs
- Bike storage
- Showers

## APPROXIMATE FLOOR AREAS

Fifth Floor	841 sq. ft.	78.1 sq. m.
Fourth Floor	920 sq. ft.	85.5 sq. m.
First Floor	886 sq. ft.	82.3 sq. m.
<b>Total</b>	<b>2,647 sq. ft.</b>	<b>245.9 sq. m.</b>

## LEASE

New effective full repairing and insuring lease is available for a term by arrangement.

## RENT

Fifth Floor	£50,040 per annum plus VAT
Fourth Floor	£54,740 per annum plus VAT
First Floor	£52,717 per annum plus VAT

## RATES

We understand that the rates payable for the year 2019/20 are to be as follows:

Fifth Floor	£17,553.25 pa	£20.87 psf
Fourth Floor	£18,780.75 pa	£20.41 psf
First Floor	£18,780.75 pa	£21.20 psf

All interested parties must verify these figures with the City of London to satisfy themselves to the accuracy of these figures.

## SERVICE CHARGE

£14.33 per sq ft (approx.)

## LEGAL COSTS

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

## PLEASE CONTACT

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