

# 11 Ironmonger Lane, EC2

1,933 – 4,875 sq ft

## Newly Refurbished Offices to Let

### SUBJECT TO CONTRACT

#### Location

11 Ironmonger Lane is situated within the Guildhall Conservation Area on a historic cobbled street offering tranquillity in the heart of the City of London. Bank Station (Central, Northern, DLR, Waterloo & City and Circle & District lines) is located a couple of minutes walk away and Mansion House, St Paul's, Cannon Street and Liverpool Street Stations are all within easy walking distance offering access to both Underground and Mainline trains.

#### Description

The property was comprehensively refurbished in 2008 to offer high quality accommodation in the heart of the City. The extensive refurbishment included the addition of two storeys. It offers space of a modern specification behind an attractive period facade.

Both available floors have recently been refurbished to a Category A specification.

#### Specification

- Air conditioning
- Metal tile suspended ceiling
- Fully accessible raised floors
- The 6<sup>th</sup> floor benefits from glazed curtain walling
- The 1<sup>st</sup> floor has a kitchenette in situ and benefits from excellent floor to ceiling heights (2.83m) and new LED lighting
- 2 passenger lifts
- Modern entrance hall
- Retained period staircase
- Period facade (Grade II listed)
- Cycle & shower facilities
- Basement storage units potentially available

#### Lease

Available by way of a new leases direct from the Landlord for a term by arrangement.



#### Viewing

Viewing strictly by appointment through sole agents Cushman & Wakefield.

	Area (sq ft)*	Area (sq m)
6 <sup>th</sup> Floor	1,933	180
1 <sup>st</sup> Floor	2,942	273
<b>Total</b>	<b>4,875</b>	<b>453</b>

Costs	Per sq ft exclusive
<b>Guiding Rents</b>	6 <sup>th</sup> Floor - £65.00 1 <sup>st</sup> Floor - £57.50
<b>Rates (2018/19)</b>	£25.18
<b>Service charge</b>	£14.06

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For more information, contact:

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EPC Rating: C (70)

### 6<sup>th</sup> Floor



### 1<sup>st</sup> Floor



### Map

