



## 1-3 Pemberton Row

London, EC4A 3BG

Striking property in the heart of EC4.

Size:

**1,896 to 6,450 sq ft**

Rent:

**£39.50 - £59.50 per sq ft**

Service Charge:

**£12.85 per sq ft (fixed to Sep-21)**

Business Rates:

**£11.68 to £22.25 (estimated 21/22)**

Terms:

**New FR & I lease direct from the Landlord.**

- Generous floor to ceiling height
- Good natural light
- Raised Floors
- 2x10 Person passenger lifts
- Air conditioning

Interested?

Request more information.

020 3077 3456

[comagency@danielwatney.co.uk](mailto:comagency@danielwatney.co.uk)

## Description

1-3 Pemberton Row is a striking property in the heart of EC4 offering modern office accommodation.

The LG is fully fitted providing open plan desks, meeting rooms and kitchen / break out. The 3rd floor offers bright open plan Cat A space.

## Location

The property is located on Pemberton Row to the east of Fetter Lane and north of Fleet Street, approximately a 7 minute walk from Chancery Lane (Central) and City Thameslink (National Rail).

The area boasts ample open spaces with Lincoln's Inn Fields and Inner Temple Garden both a short walk. Fleet Street and Chancery Lane offer numerous cafes and restaurant and Leather Lane market is less than 5 minutes walk.

## Accommodation

The accommodation comprises of the following

	Sq ft	Sq m	Rent (sq ft)	Availability
3rd	4,554	423.08	£59.50	Coming Soon
Lower Ground - Front	1,896	176.14	£39.50	Available
<b>Total</b>	<b>6,450</b>	<b>599.22</b>	<b>£99</b>	

## Specification

- New four pipe fan coil air conditioning;
- Metal tiled suspended ceiling;
- LG7 lighting;
- Raised floors;
- 2x passenger lifts; and
- Cycle storage and locker facility;

## Viewings

Viewings to be arranged with the sole agents.

## Business Rates

£11.68 to £22.25 (estimated 21/22)



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