

# Juxon House, St Paul's Churchyard

## London EC4



20,888 sq ft

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### Location

Juxon House occupies a highlight prominent site immediately adjacent to the steps of St Paul's cathedral in a prime and core City of London location. The property is situated on the Paternoster Square development, which benefits from an abundance of shops, restaurants, bars and cafes.

The property is surrounded by excellent transport links being located only a 2 minute walk from St Paul's station (Central line), 4 minute walk to Mansion House station (Circle & District line) and 6 minute walk from Blackfriars station (National Rail, Circle & District lines).

### Description

The property provides high quality office accommodation in the heart of the City of London. The floors benefit from excellent natural light and are XXX. The property also benefits from a double height reception.

### Specification

- 4 pipe fan coil air conditioning
- Raised floor with 150mm void
- Metal tiled suspended ceilings
- 4x16 person passenger lifts
- 20 car parking spaces

### Accommodation

Floor	Area (sq ft)	Possession
3 <sup>rd</sup>	21,090	December 2020
2 <sup>nd</sup>	20,888	June 2020



### VAT

The property has been elected for VAT

### Lease

By arrangement direct from the Landlord

### Quoting rent

Mid £50's per sq ft

### Rates

TBC

### Service Charge

TBC

### Viewing - strictly by appointment through:-

Peter Thursfield  
Savills

020 7409 8928

[PThursfield@savills.com](mailto:PThursfield@savills.com)

Jim Harper  
Savills

020 7330 8967

[JRharper@savills.com](mailto:JRharper@savills.com)

George Jones  
Savills

020 7535 2972

[george.jones@savills.com](mailto:george.jones@savills.com)

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