



2 St Bride Street, London EC4

A3 / A4 / D2 STPP To Let



Corner Unit Providing: 4,360 sq ft - Lower Ground Floor

LOCATION

The subject premises is located on the corner of St Bride Street and Farringdon Street overlooking Ludgate Circus. The unit benefits from excellent transport connections, with City Thameslink Station a two minutes walk, Blackfriars (Circle & District Line) and Chancery Lane (Central Line) both within a short walking distance. Nearby occupiers include **LEON**, **Pure**, **Obicà**, **Holland & Barrett**, **Punch Tavern**, **To a tea** and **Crussh**.

ACCOMMODATION

The premises has a prominent ground floor entrance at the apex and facing Ludgate Circus which leads to the lower ground floor area. The unit benefits from natural light through windows at street level. The premises has the following approximate net internal area:

Floor Areas	Area (Sq Ft)	Area (Sq M)
Lower Ground Floor	4,360 sq ft	405.1 sq m

TENURE

The units are available by way of new effectively full repairing and insuring lease for a term to be agreed.

RENT

A commencing rent of £150,000 per annum exclusive of VAT, business rates and all other outgoings.

BUSINESS RATES

We have been advised that the premises have been assessed for rates as follows:

Rateable Value: £123,000

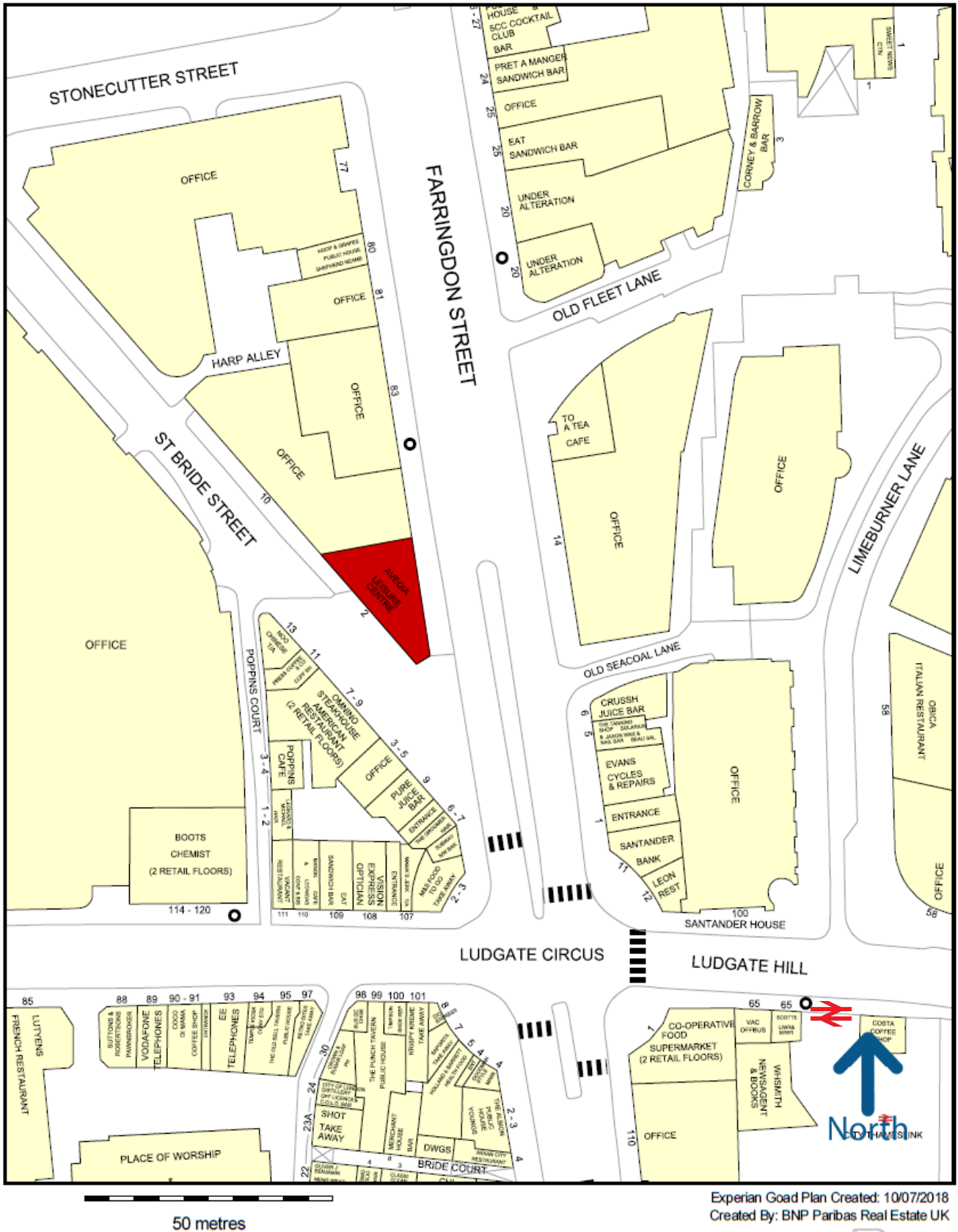
Rates Payable 2019/20: £66,420 pa

Interested parties are advised to make their own enquiries with the Local Authority.

October 2019

EPC

Available on request.



Experián Goad Plan Created: 10/07/2018
Created By: BNP Paribas Real Estate UK

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