



RENT
£60.00
(per sq ft pa excl)



SERVICE CHARGE
£14.75
(per sq ft excl)



RATES PAYABLE
£17.50
(per sq ft pa (ye April 2025))



EPC RATING
B



20 Ironmonger Lane
London, EC2V 8EP

Fully Fitted Offices | 959 - 2,857 sq ft | 89 - 265.4 sq m



TO LET

Location

Ironmonger Lane is a particularly tranquil street that lies between Cheapside and Gresham Street, located in the heart of the City of London very close to The Bank of England. Bank Underground Station (Central, Northern, DLR, Waterloo & City and the Circle and District Lines) is less than 300 metres away. Other stations including St Paul's, Cannon Street, Moorgate and Liverpool Street (including the Elizabeth Line) are also close by. Cheapside is one of the City's principle retailing destinations offering a diverse range of retail, restaurants and cafes.

Description

The available second floor and part fourth floor have been newly refurbished by the landlord to a high standard, offering fully fitted and furnished offices ready for immediate occupancy. Fully managed services are also available through Workpad.

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M
Part Fourth - Plug & Play	959	89
Second - Plug & Play	1,898	176.3

Amenities



Bike Storage



Shower Facilities



New Reception



Comfort Cooling



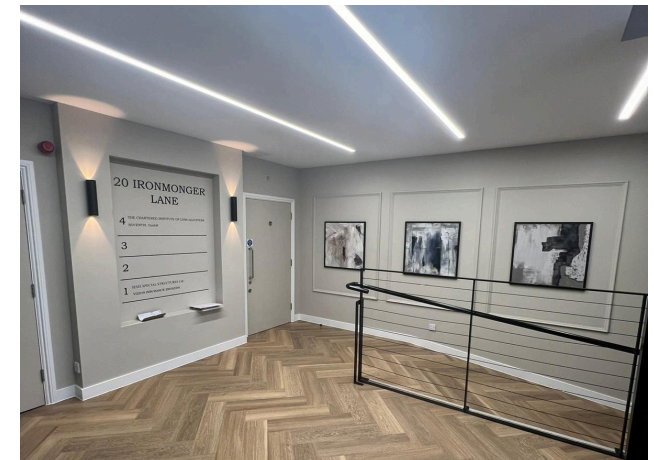
Passenger Lift



Excellent Transport Links



Example fit out (above and below)





Further information



Lease Terms

New flexible leases available direct from the Landlord. Or available on flexible all-inclusive managed terms through Workpad.

Quoting Rent

£60.00 per sq ft pa excl.

Business Rates

Estimated at £17.50 per sq ft pa for the rating year April 2024 to April 2025. All parties are advised to make their own enquiries with the rating authority.

Legal Costs

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

Service Charge

The current on account service charge is £14.75 psf excl.

EPC

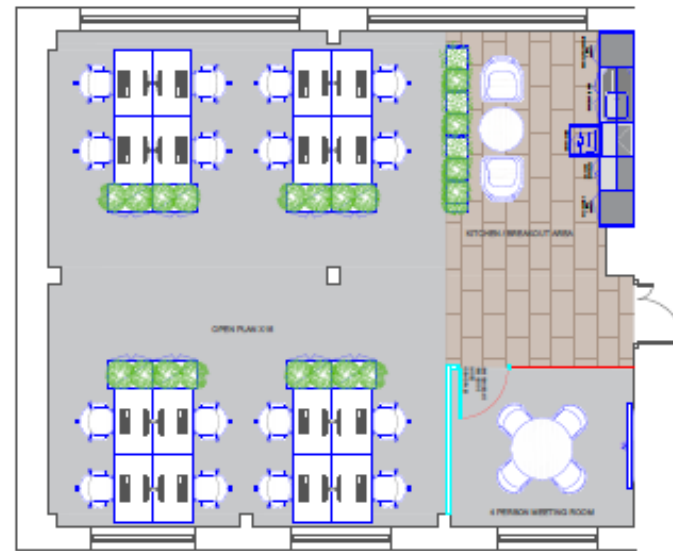
The EPC rating is B

VAT

The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Strictly by prior arrangement through joint sole agents Fisher German LLP and Allsop LLP.



Part Fourth Floor - Plug & Play

SPACEPLAN OCCUPANCY- OPTION 2

- 16 DESKS (1200L x 700W)
- 4 PERSON MEETING ROOM
- TEAPOINT / BREAKOUT
- SOFT SEATING AREA IN TEAPOINT

Second Floor - Plug & Play

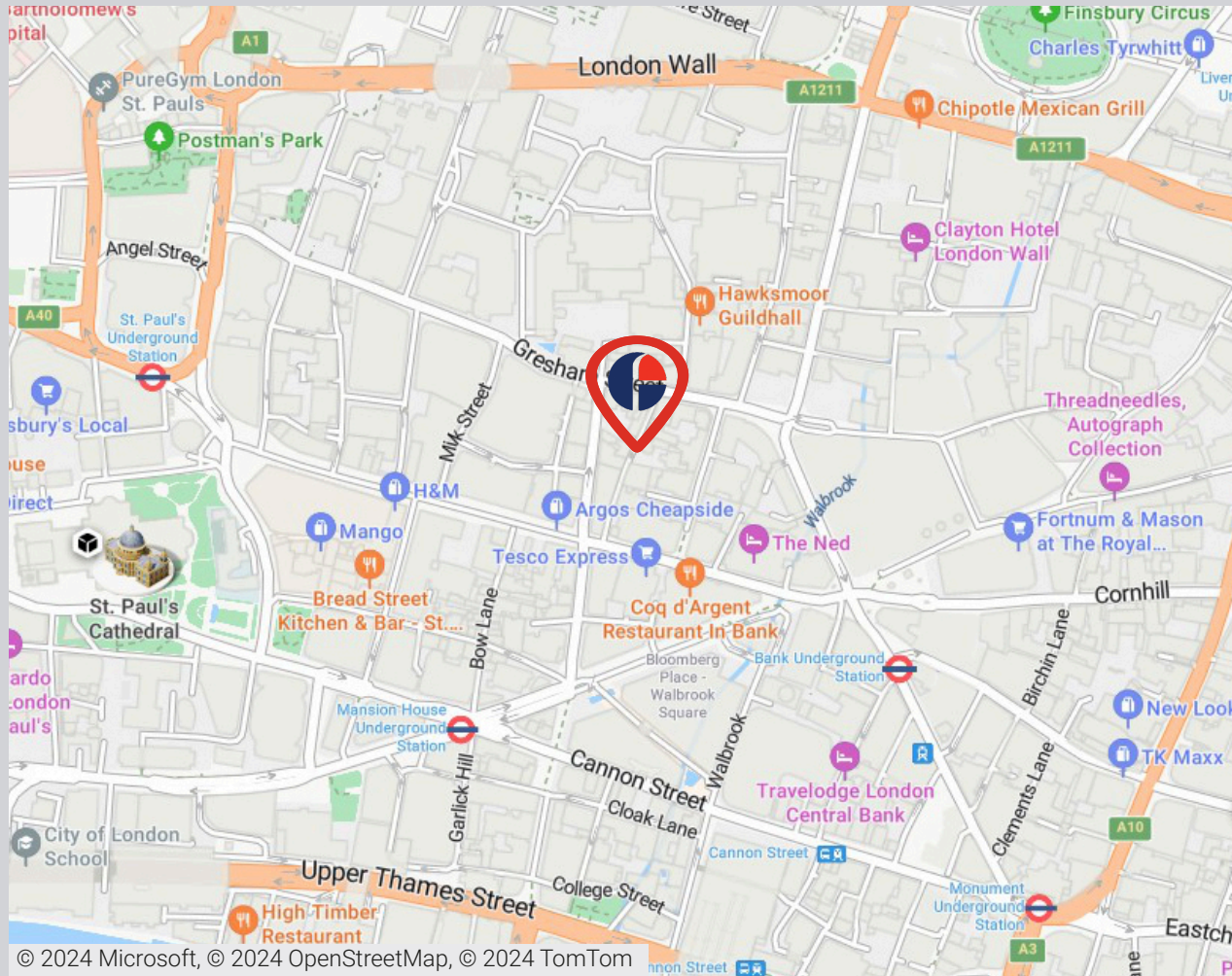


SPACEPLAN OCCUPANCY

- 20 DESKS (1400'S)
- X10 PERSON MEETING ROOM
- X1 KITCHEN BREAKOUT
- X2 PHONE BOOTHS
- X1 WC
- X1 BANQUETTE SEATING

Ironmonger Lane elevation

20 Ironmonger Lane, London EC2V 8EP



Approximate Travel Distances



Nearest Station

- Bank Underground Station - 0.1 miles (3 min walk)
- Cannon Street Station - 0.3 miles (7 min walk)
- St Pauls Underground Station - 0.3 miles (7 min walk)
- Moorgate Station - 0.3 miles (7 min walk)
- Liverpool Street Station - 0.6 miles (14 min walk)



Contact



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Particulars dated February 2025. Photographs dated various.