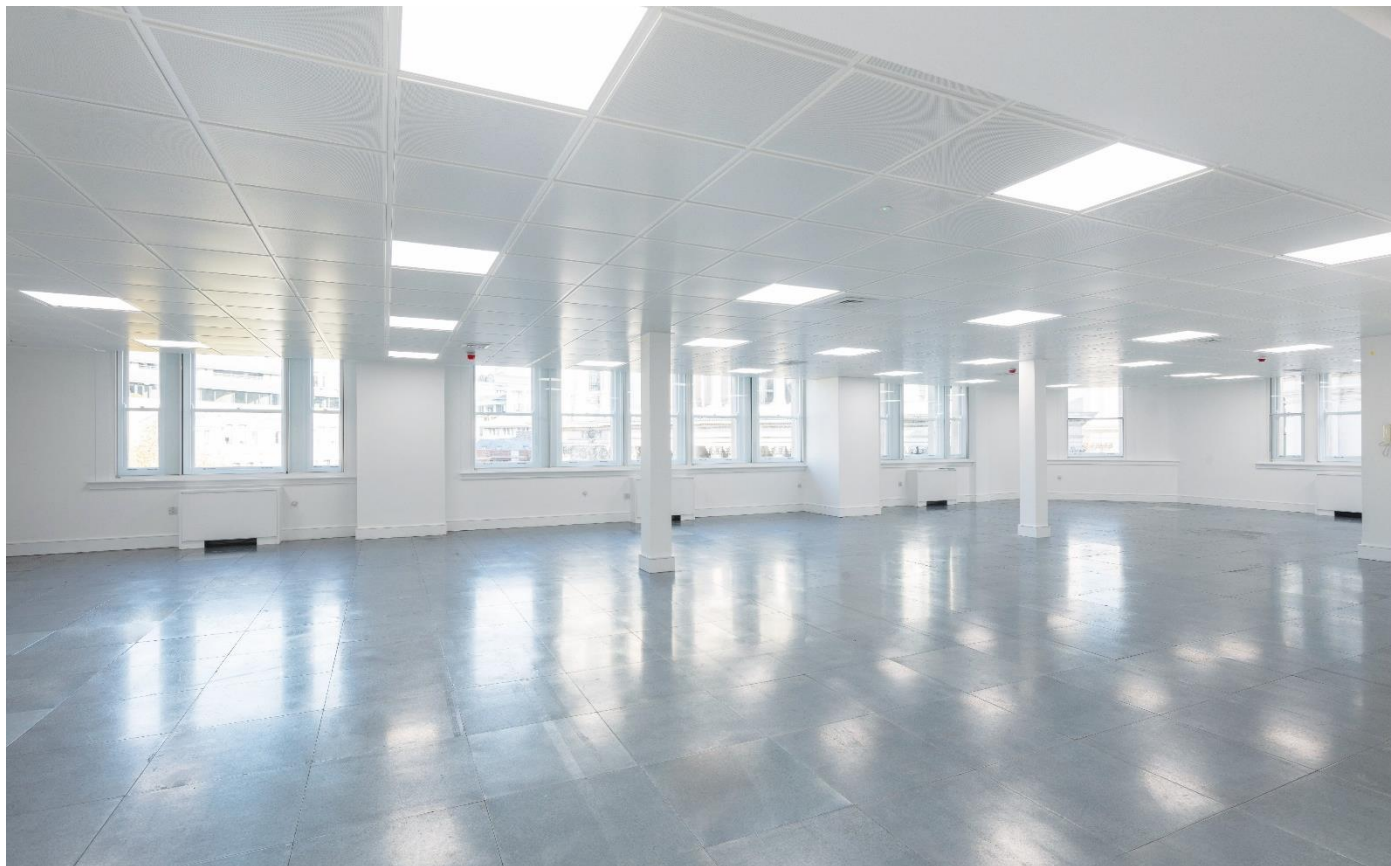


NEWLY REFURBISHED OFFICES TO LET | 1,185 - 3,301- 5,757 sq ft



Location

4 St Paul's Churchyard overlooks the front steps of St Paul's Cathedral giving prime views of one of the most recognised panoramas in London. The building is originally period and maintains a grand façade however was extensively redeveloped and modernised behind such with a recent Grade A (no expense spared) refurbishment of these vacant floors and the impressive roof terrace and reception. Transport links are excellent with St Paul's underground, Thameslink station and Blackfriars station all within a few minutes walk.

Floor Areas

Floor	sq ft	sq m	Rent psf pax
5th Floor	1,185	110.1	£69.50
4th Floor	2,116	196.6	£67.50
2nd Floor	2,456	228.2	£67.50
TOTAL (approx.)	5,757	534.9	

*Measurement in terms of *NIA

Description

The available office floors have been refurbished to provide Grade A offices with fully accessible metal tiled floors, metal tiled suspended ceilings and LED Lighting throughout. The WC's are private to the floors and have also been extensively refurbished to a high standard. The floors all benefit from impressive period sash windows to several elevations with those to the front overlooking St Paul's Cathedral. The top floor has an exclusive terrace with views to the South West toward the London Eye.



Jason Hanley, Partner

📞 020 7025 1391

Rebecca Saxon, Associate Partner

📞 020 7025 1397

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract July 2018

NEWLY REFURBISHED OFFICES TO LET | 1,185 - 3,310 - 5,757 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease(s) direct from the landlord
Rent:	Please see floor areas table
Rates:	5th floor – c.£19.24 psf pa 4th floor – c.£15.65 psf pa 2nd floor – c.£15.40 psf pa
Service Charge:	Estimated at £12.43 psf pa (2018/2019)
EPC Rating:	C (60-63)

Amenities

- Air conditioning
- Metal tiled raised floors
- Newly refurbished ground floor reception
- Prestige entrance with commissionaire
- Automatic lift
- New metal tiled suspended ceilings with LED light fittings
- Demised WCs
- Excellent views overlooking St Paul's Cathedral
- Superb Roof Terrace (5th floor)
- Excellent transport connections
- Near One New Change shopping amenities

Jason Hanley, Partner

📞 020 7025 1391
✉️ jhanley@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 020 7025 1397
✉️ rsaxon@monmouthdean.com

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract July 2018