

UNIQUE LOWER GROUND FLOOR UNIT AVAILABLE TO LET

10 St Bride Street

London, EC4A 4AD



Savills London

33 Margaret
Street London
W1G 0JD

savills.co.uk



Location

The subject property is located on the corner of St Bride Street and Farringdon Street, amongst the well established office area of Midtown. Goldman Sach's head office sits behind the subject premises and other major headquarters including Deloitte are located nearby. The area also benefits from being a short walk from St Paul's Cathedral.

Nearby occupiers include: **M&S, Pure, Charles Tyrwhitt, Ozone Coffee** and **Leon**.

Accommodation

The available premises are arranged on the lower ground floor of 10 St Bride Street. The prominent doorway at the entrance is visible from the very busy Ludgate Circus junction and in close proximity to London City Thameslink Railway Station. Beyond the entrance is a large, statement staircase leading down to an impressive double height lower ground floor area enhanced by ample natural light.

The accommodation comprises the following area:-

Lower Ground Floor: 4,630 sq ft 430.14 sq m



Viewing & further information

Strictly by prior arrangement only with:

Alex Hughes

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Peter Thomas

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Rent

Upon application.

Tenure

An effectively full repairing and insuring lease for a term to be agreed, excluded from sections 24 to 28 of the Landlord & Tenant Act 1954 (part II)

Rates

Interested parties are advised to make their own enquiries with the local authority to verify upcoming rates payable and whether they are eligible for rates relief.

Use

Information on request.

Legal Costs

Each party to be responsible for its own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.




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