

4 ST PAUL'S CHURCHYARD

OVERVIEW

4 St Paul's Churchyard has undergone an extensive refurbishment to provide a stunning new entrance, best-in-class workspace and luxury end-of-trip facilities.

The 3rd floor is 'ready-to occupy' with new fixtures and fittings, whilst the 1st floor is in Category A condition, ready for the incoming occupier to customise.

AMENITIES

- Newly fitted out and ready-to-occupy (3rd floor)
- Unique views of St Paul's Cathedral
- Newly refurbished entrance and common parts
- Excellent floor to ceiling heights
- Showers, bike storage and lockers
- High speed fibre
- Commissionaire
- Air conditioning







TERMS

New lease direct from the landlord

SUMMARY

Available Size	2,517 sq ft
Floor: 3	2,517 sq ft
Rent	£78.50 per sq ft
Lease	Flexible new lease by arrangement
Business Rates	£18.00 per sq ft
Service Charge	£15.10 per sq ft
VAT	Elected

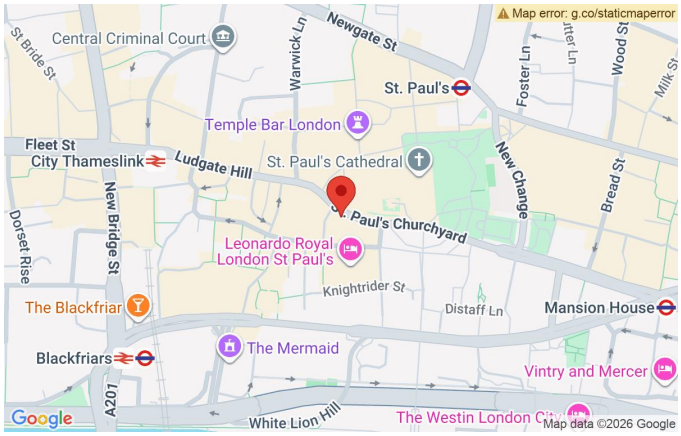
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

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LOCATION

The building is ideally positioned amongst excellent amenities and transport links.

Paternoster Square and One New Change are a short walk away, with their renowned restaurant and retail offerings.

Blackfriars Station, St Paul's Underground and City Thameslink are all within a 3 minute walk.

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