



## 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

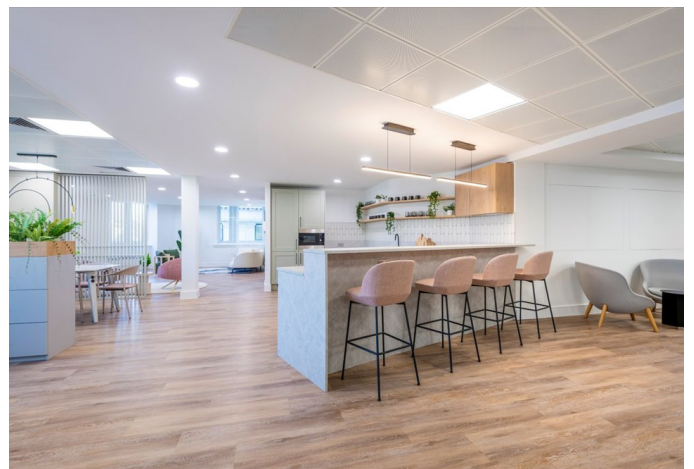
Excellent floor to ceiling heights

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

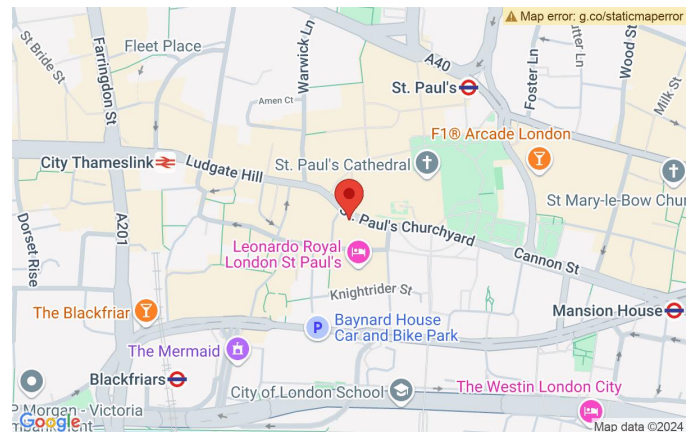
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### STEPHEN FOSTER

[stephen@bureauoffice.co.uk](mailto:stephen@bureauoffice.co.uk)

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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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