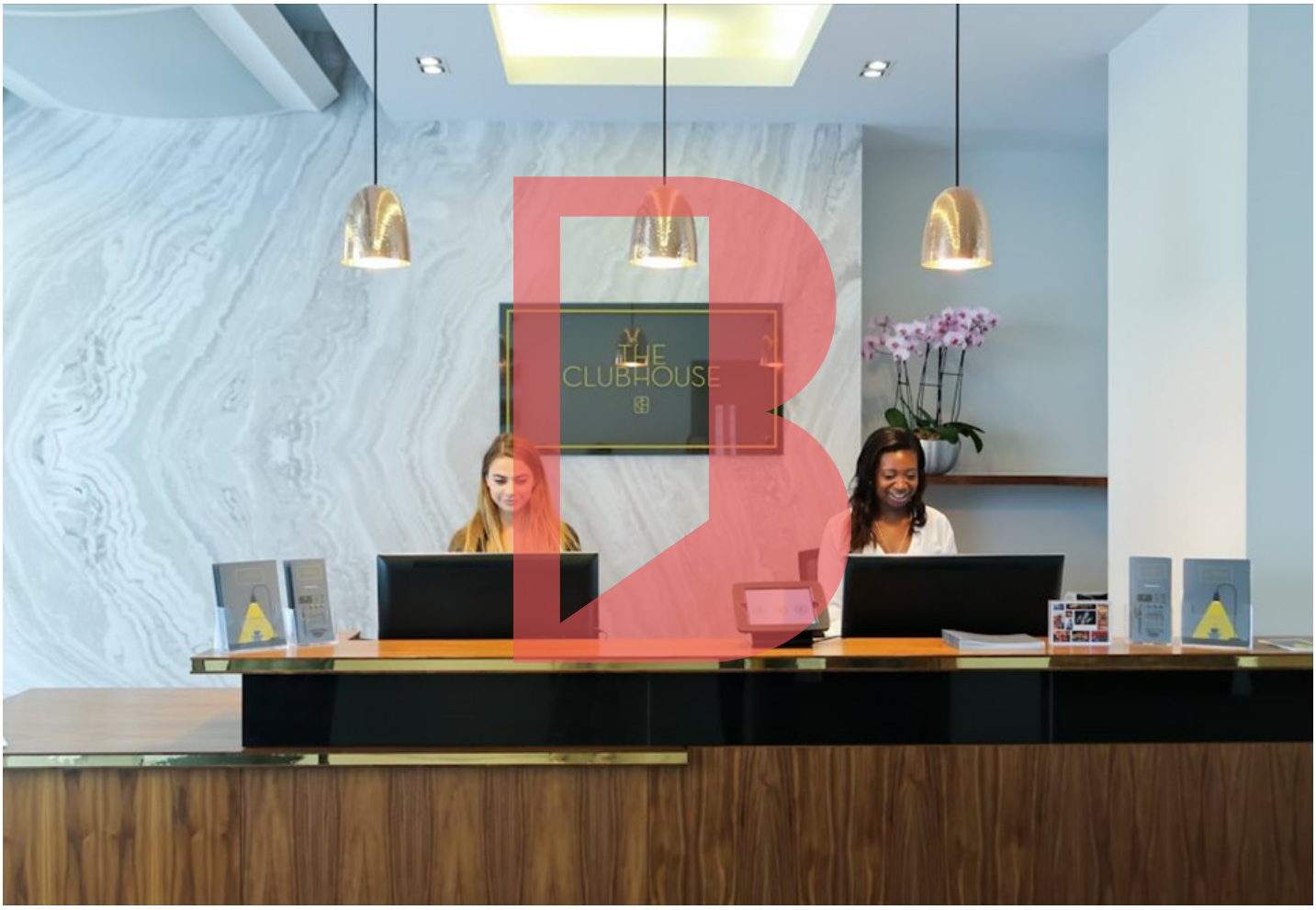


20 ST ANDREW STREET

OVERVIEW

20 St Andrew Street offers flexible office space that ranges in size and will suit all businesses from start-ups to large corporates.

There are meeting room available to hire on an ad hoc basis which are serviced by the on-site management team.

The fully furnished offices have pre-installed high speed broadband which mean occupiers can move in at short notice.

Tenants can expand and move to a larger office at any stage of their agreement, perfect for growing businesses.

AMENITIES

Meeting Rooms

Bike Storage

Showers

Breakout Space

Phone Booths

24 Hour Access

Fully Furnished

High Speed Broadband





TERMS

Flexible by arrangement

SUMMARY

Available Size	50 sq ft to 20,000 sq ft
Price	£600 per desk per month
Business Rates	Included in desk rate
VAT	Elected

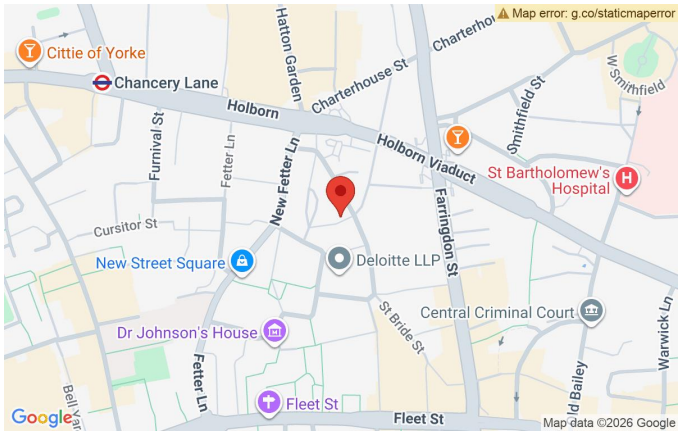
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk

+44 (0)7811 111600



LOCATION

20 St Andrew Street is located a few minutes walk from Chancery Lane station (Central line) and Farringdon Station (Metropolitan, Hammersmith and City, Circle and Elizabeth lines). The daily market on Leather Lane is a few moments walk from the offices which has street food options from across the world. There are also many lively bars and lunch sports within a short stroll of the building.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.