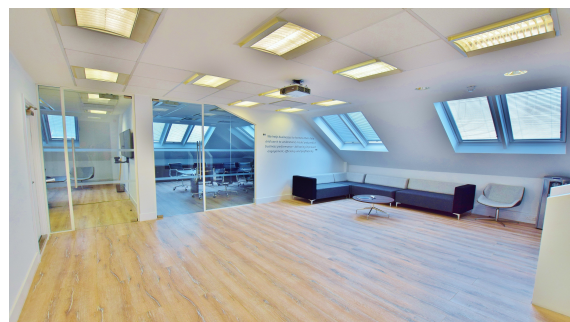
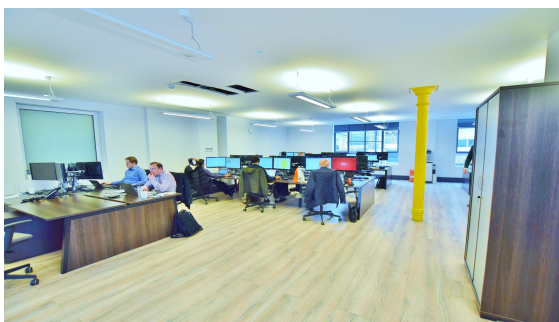
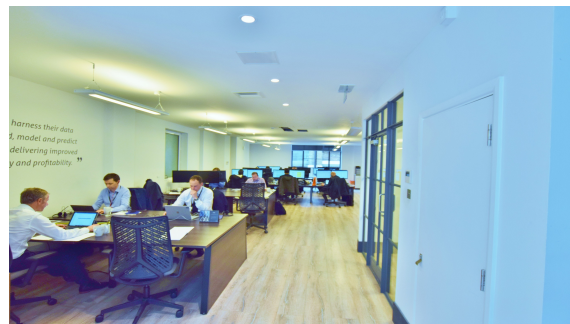
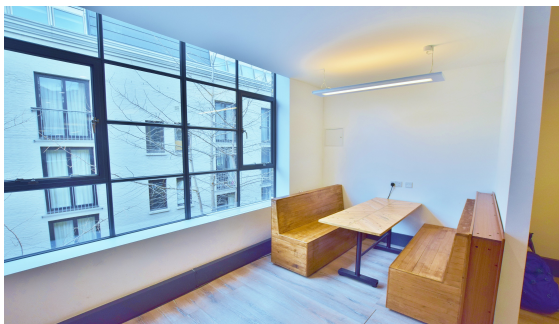




THE OFFICE

Arranged over 4th and 5th floors, the accommodation is largely open plan with 2 fitted meeting rooms and one large board room. Each floor has its own kitchenette and WCs. After being comprehensively refurbished in 2015, the space benefits from top of the range, modern amenities. The space benefits from excellent natural light with large windows on three sides.



AVAILABILITY & FLOOR PLANS

An assignment or sublease for a term expiring April 2021.

SPECIFICATION

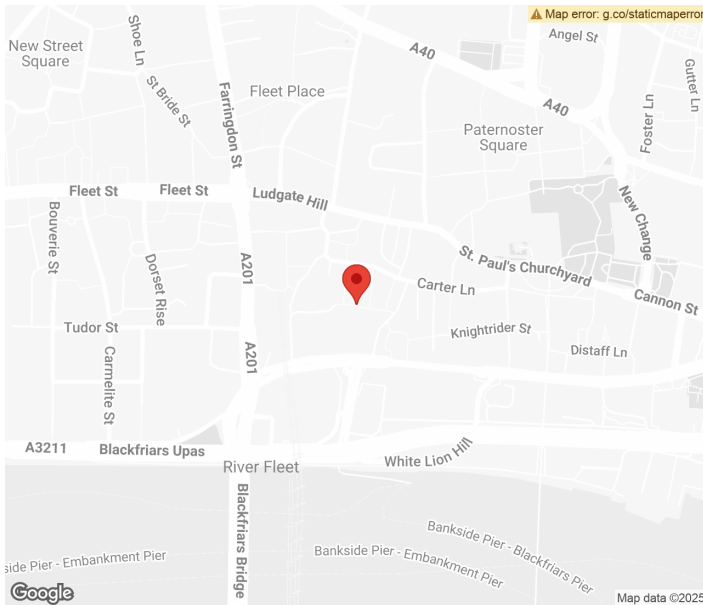
- VRV air conditioning
- Perimeter trunking
- New double glazed Crittall windows throughout
- L'antic Colonial wooden flooring
- Modular suspended lighting
- New kitchenettes on each floor
- Fibre optic
- Passenger lift
- Video entry system
- 24 hour access

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
3rd	155.89	1,678	£54.56	£15.17	£8.75	£131,689.44	Available
4th	99.5	1,071	£54.56	£15.62	£8.75	£84,534.03	Available
Total	254.39	2,749	£54.56	£15.17	£8.75	£216,223.47	Available

LOCATION

Conveniently located on a quiet lane, just a short walk from the bustling Ludgate Circus, Fleet Street and St. Paul's. The surrounding lanes are home to an eclectic mix of shops, pubs and restaurants.






COMMUNICATION

Ireland Yard is only a short walk away from City Thameslink, Blackfriars and St Paul's stations.

WALKING TIMES

From the building

	City Thameslink	4 Minutes
	Blackfriars	5 Minutes
	St Paul's	6 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT