

Fitted-Out Office Space To Let

One New Ludgate, 60 Ludgate Hill, EC4



Virtual Tour

<https://my.matterport.com/show/?mIJTETHU5267E>

Transport Links

- 0.03 miles from City Thameslink
- 0.30 miles from St. Paul's
- 0.50 miles from Farringdon
- 0.50 miles from Chancery Lane

Lease

Available by way of a sublease for a term until September 2022.

Alternatively an assignment of the existing lease until September 2026, subject to a tenant break option in September 2022.

A new lease direct from the Landlord is also available.

Rent

£49.50 per sq ft (sublease)

Service Charge

Estimated at £11.25 per sq.ft

Accommodation

Part 6 th Floor	5,195 sq ft	482m ²
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Rates Payable (2021/22)

Estimated at £25.00 per sq.ft overall; albeit they are under appeal
However, all interested parties should make their own enquiries.

VAT

The building has been elected for VAT

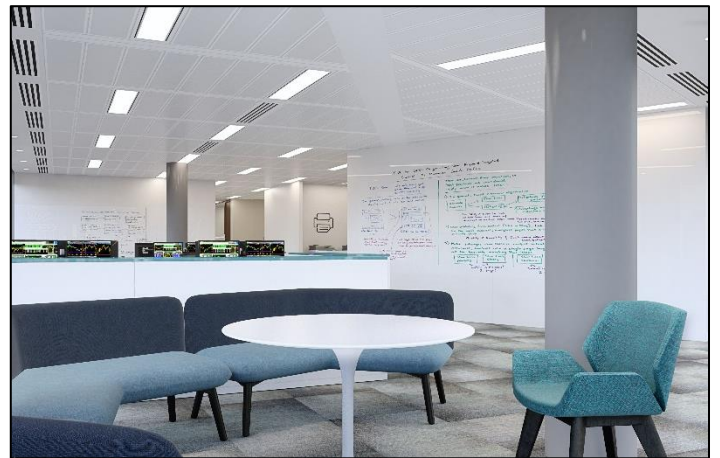
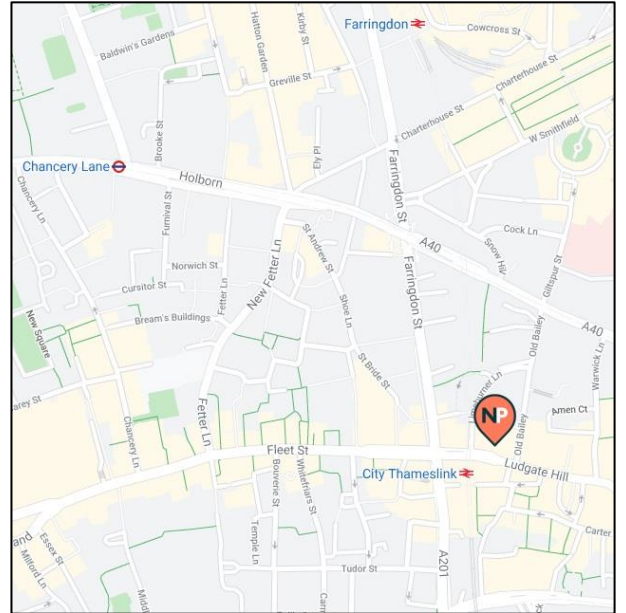
Amenities

- High quality fit out
- 4 pipe fan coil air conditioning
- 2.70m Floor to ceiling height
- Raised floors
- Manned Reception
- 24 hour access
- 6 x Passenger lifts
- Bicycle spaces, lockers and showers.

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