


# OFFICE TO LET

35/37 Ludgate Hill, 3rd Floor East, City, London, EC4M 7JN



 RENT £13,000 PA / £42 PSF

 SIZE 311 Sq Ft / 28.9 SQM

 FLOOR(S) 2nd Floor East

 AVAILABLE Immediately



## CONTACT

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- Excellent natural light
- Attractive period property
- Entry phone system
- Passenger lift
- Walking distance from stations
- 24/7 Access

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## LOCATION

Situated in a highly prominent City of London location on Ludgate Hill, within sight of St Paul's Cathedral and just moments from St Paul's, City Thameslink and Blackfriars stations, this attractive second floor office suite is positioned within a characterful period building.

Economical open plan office to let on the second floor of this attractive period building suitable for a range of occupiers. The space is open plan and benefits from excellent natural light combining period charm with practical functionality.

## DESCRIPTION

Economical open plan office to let on the second floor of this attractive period building.

The space is open plan and benefits from excellent natural light.

## TRANSPORT LINKS

### Bus Routes

4, 15, 17, 26, 63, 76, n199, n21, n550, n551, n89

### City Thameslink

Thameslink

### St. Paul's

Central

### Blackfriars

Circle District

### Bankside Pier

RB1 RB2 RB6

### Cannon Street

Southeastern

### Blackfriars Pier

RB1 RB6

### Blackfriars

Southeastern Thameslink

### Mansion House

Circle District

### Barbican

Circle H'smith & City Metropolitan

### Cannon Street

Circle District

## AMENITIES

- Good Natural Light
- Passenger Lift
- Walking Distance From Tube Station

## VIEWINGS

Directly through Pearl & Coutts

## LEASE TERM

New full repairing and insuring lease available for a term to be agreed.

## VAT

This property is subject to VAT.

## EPC

D (76 - 100)

89 : This property

These details were updated on 30/06/2026

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