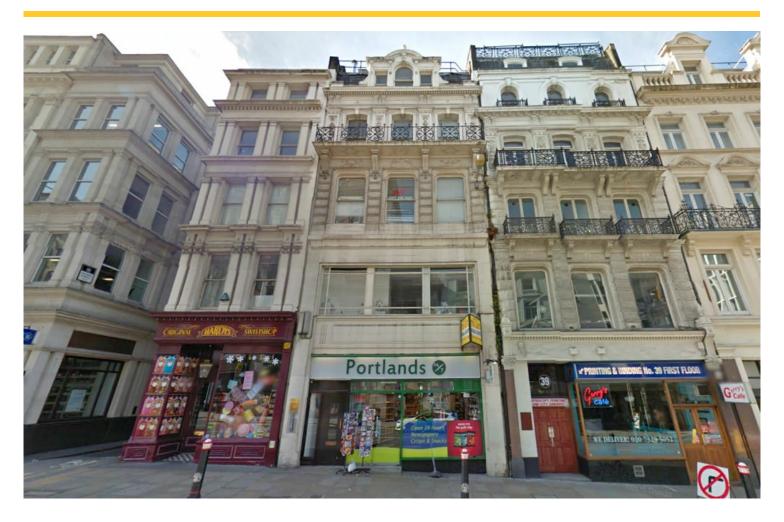
OFFICE TO LET

35/37 Ludgate Hill, 4th Floor West, City, London, EC4M 7JN











CONTACT

Noah Levy 020 7843 3782 07799 786 282 noah.l@pearl-coutts.co.uk

35/37 Ludgate Hill, 4th Floor West, City, London, EC4M 7JN

LOCATION

DESCRIPTION

TRANSPORT LINKS

⊖ Bus Routes

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

City Thameslink

Thameslink

😝 St. Paul's

→ Blackfriars
Circle District

Bankside Pier

RB1 RB6 Thames River Services

← Cannon Street
 Southeastern

50, n551, n89

Blackfriars Pier

RB1 RB6

→ Blackfriars

Southeastern Thameslink

Mansion House

Circle District

Barbican

Circle H'smith & City Metropolitan

Cannon Street

Circle District

AMENITIES

- Attractive Period Property
- B1 Use
- Category 2 Lighting
- Entry Phone System
- Good Natural Light
- Passenger Lift
- Smart Common Parts
- 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 24/07/2025

35/37 Ludgate Hill, 4th Floor West, City, London, EC4M 7JN





www.pearl-coutts.co.uk