



# OFFICE TO LET

15/17 Blackfriars Lane, City, London , EC4V 6ER



 **RENT** £25,850 PA / £25 PSF

 **SIZE** 1034 Sq Ft / 96.1 SQM

 **FLOOR(S)** 2nd

 **AVAILABLE** Immediately



## CONTACT

Elliot Goodman  
020 7843 3793  
07773 038 190  
elliott.g@pearl-coutts.co.uk

- Entry phone system
- Good natural light
- Attractive period property
- Walking distance from stations
- WCs
- Kitchen
- 24/7 Access

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## THE SPACE

Offices to let on the second floor of this grade II listed detached building.



The office accommodation is fitted out with suspended ceilings recessed lighting and carpeted floors and benefits from having a small kitchen area.

## LOCATION

The property is situated in the Ludgate Hill Conservation Area to the south of Ludgate Hill and Fleet Street, in the City of London.

The property is on the west side of Blackfriars Lane, just to the north of the junction of Playhouse yard.

## NEARBY

- |                                                                                                    |                                                                                                     |
|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
|  20+ Gyms           |  20+ Restaurants   |
|  20+ Bars / Pubs    |  4 ATMs            |
|  20+ Accountants    |  20+ Banks         |
|  20+ Cafes          |  4 Meal Deliveries |
|  14 Parking Places |  1 Post Office    |

### Bus Routes

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

### Blackfriars Pier

RB1 RB6

### Blackfriars

Southeastern Thameslink

### St. Paul's

Central

### Mansion House

Circle District

### Cannon Street

Southeastern

### City Thameslink

Thameslink

### Blackfriars

Circle District

### Bankside Pier

RB1 RB2 RB6 Thames River Services

### Temple

Circle District

### Cannon Street

Circle District

## USE

B1 Office.

## LEASE

Outside the Landlord & Tenant Act 1954.

## DEPOSIT

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

## SERVICE CHARGE

Available upon request.

## BUSINESS RATES

Rates are payable to the local authority. The rateable value appears to be £32,750. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

## BUILDINGS INSURANCE

Available upon request.

## FEES

There is a one-off administration fee of £1,500 + VAT.

## VAT

This property is NOT subject to VAT.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## EPC

D (76 - 100)

96 : This property

These details were updated on 06/02/2024



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