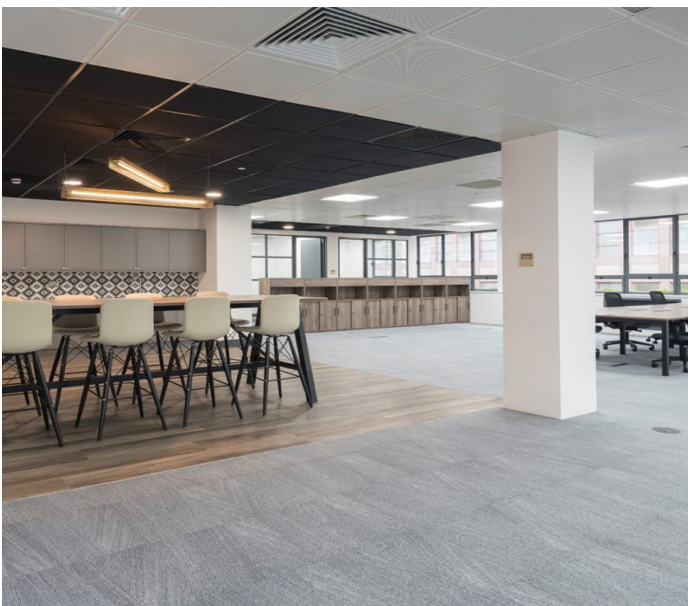


BRIDEWELL GATE, 9 BRIDEWELL PLACE, LONDON EC4

427 - 7,570 SQ FT



DESCRIPTION

Grade II listed building comprehensively refurbished. The highly efficient rectangular floorplate enables a variety of occupational requirements to be satisfied. The first floor has been fitted to provide a reception, 3 meeting rooms, kitchen, break out area and is fully cabled.

LOCATION

Located on the eastern side of Bridewell Place in close proximity to Fleet Street, Tudor Street and New Bridge Street.

Blackfriars station (District, Circle lines and mainline rail) is reached within a minute's walk and City Thameslink is approximately two minutes walk at Ludgate Circus. St Paul's and Chancery Lane stations (Central line) are also nearby.

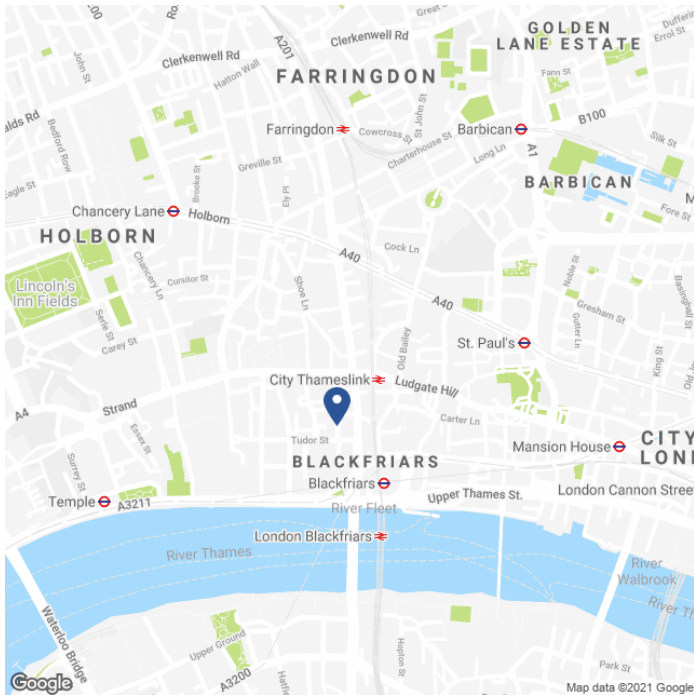
SPECIFICATION

- 1st Floor fully refurbished and fitted with a reception, 3 meeting rooms, kitchen and break out area.
- Fully cabled.
- Air conditioning.
- Metal tiled suspended ceilings.
- Raised floors.
- Demised Male and Female WC's.
- Commissionaire.
- 24 hour access.
- Car parking / bicycle racks / showers.
- Communal garden.

AVAILABLE ACCOMMODATION

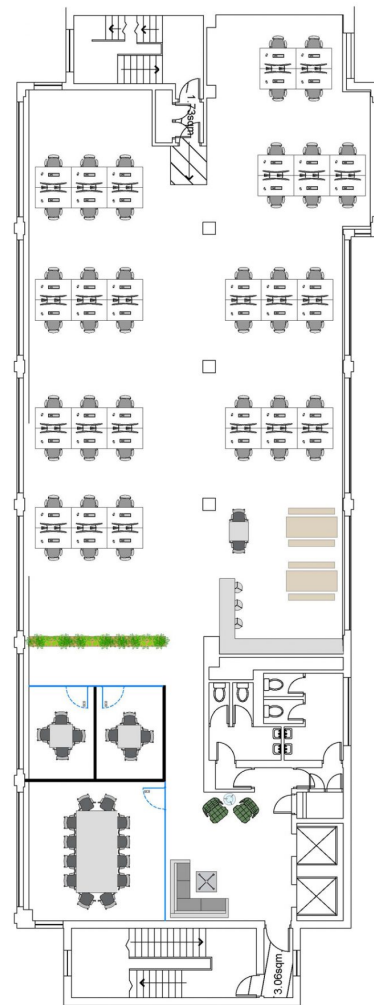
FLOOR	SQ FT	SQ M
FIFTH - UNDER OFFER	3,100	288
FIRST (PART MEZZANINE)	427	40
FIRST	4,043	376
TOTAL	7,570	703

MAP



FLOOR PLAN

Indicative Layout



TENURE

Lease:	New Lease for a term by arrangement from the landlord.
Guide Rent:	£65.00 per sq ft.
Rates Estimate:	£20.17 per sq ft.
Service Charge:	£12.00 per sq ft.
VAT:	Elected.
EPC:	D94.

CONTACT

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FURTHER INFORMATION

