

ST PAUL'S HOUSE, 10 WARWICK LANE  
LONDON EC4M 7BP

2,336 - 20,005 SQ FT



## DESCRIPTION

St Paul's House has been refurbished with design by Minifie Architects to offer an exceptional arrival at the building, with a best-in-class reception and stylish breakout area.

Plug & Play fit-outs have been delivered on the 5th & 1st floors.

The 3rd (terrace), 2nd and LG are offered in CAT A condition.

## LOCATION

St Paul's House sits amongst iconic landmarks such as Paternoster Square, the Old Bailey and St Paul's Cathedral.

Transport connections are excellent, with St Paul's underground (Central line) and City Thameslink stations just a two minute walk away - offering connection to underground and mainline services.

Nearby Blackfriars (5 min walk) provides access to Circle, District and mainline services.

Farringdon station is just seven minutes walk way, offering underground (Circle, Hammersmith & City and Metropolitan lines) and mainline connections. The Elizabeth Line is also available, offering reduced travel times across London.

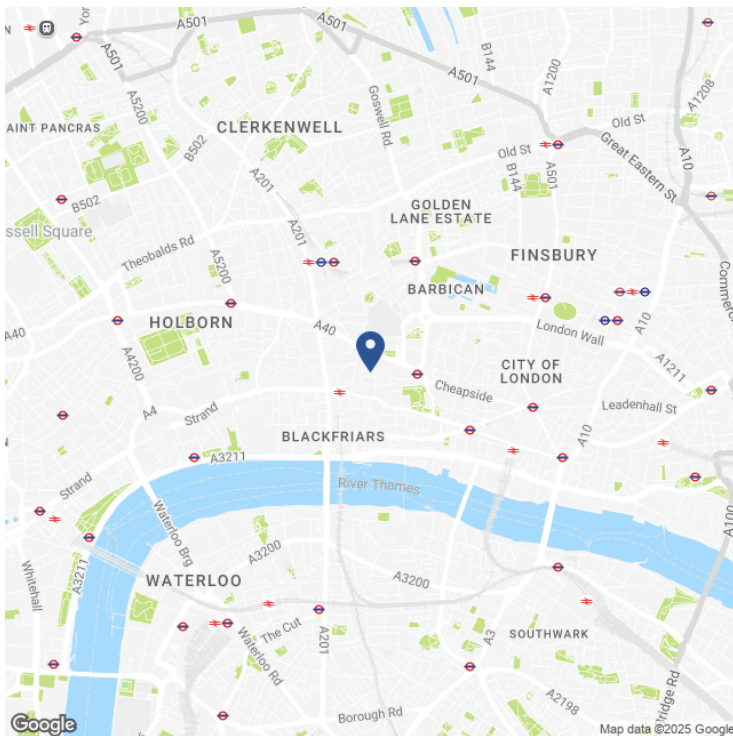


## SPECIFICATION

- Plug & Play and Cat A options
- Terrace on 3rd floor (stp)
- Excellent natural light
- Preinstalled connectivity with Telcom
- Manned reception and 24/7 security
- VRV air conditioning
- LED lighting
- Secure cycle storage
- Showers and lockers
- 2 passenger lifts and 1 goods lift

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH	4,487	417
3RD TERRACE	4,968	462
2ND	5,158	479
1ST WEST	3,056	284
1ST EAST	2,076	193
LOWER GROUND	2,336	217
<b>TOTAL</b>	<b>22,081</b>	<b>2,051</b>



## TENURE

**Lease:** New lease direct from the landlord.  
**Guide Rent:** On Application  
**Rates Estimate:** £20.76 per sq ft  
**Service Charge:** £13.35 per sq ft  
**VAT:** Elected

## CONTACT

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## FURTHER INFORMATION

