

To Let



1 Knightrider Court, London, EC4



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Term

Lease	A new lease is available for a term by arrangement.
Rent	Quoting rent at £59.50 psf
Rates	Estimated at £15.80 psf
Service Charge	Estimated at £17.50 psf

Description

1 Knightrider Court is located in the heart of the City within a stones throw from numerous global banking and financial service organisations.

The building occupies a prominent corner position fronting the pedestrian thoroughfare linking St Paul's Cathedral, the Millennium Bridge and Tate Modern. City Thameslink, Blackfriars, Mansion House, Bank, Cannon Street and St Paul's station are all situated within walking distance providing access to several underground and national rail lines. Europe's biggest infrastructure project -The Elizabeth Line (Crossrail) will be accessible thus improving mobility.

The office floors are accessed via a dedicated entrance which incorporates a new six person passenger lift.

The common areas have recently been redecorated and communal WCs are located at half landings. The available accommodation is located on the 2nd 3rd and 4th floors.

Highlights / Specification

- Perimeter mounted heating and cooling units
- LED lighting
- Plastered ceiling
- Newly redecorated
- Sliding sash windows
- Underfloor trunking (excluding 4th floor)
- 6 person lift
- EPC Rating C

Schedule of Areas

Floor	Area (SQ FT)	Area (SQ M)	Status	Condition
4 th	1,229	114.2	Available	CAT B
3 rd	1,440	133.7	Available	CAT B
2 nd	1,448	134.5	Available	CAT A Plus
Total	4,117	382.5		



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Photos



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Floor plan



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