



6-9 Bridgewater Square

EC2Y 8AH

**2,800 sq ft self
contained lower ground
floor office with own
entrance located
opposite The Barbican**

2,800 sq ft
(260.13 sq m)

- Air conditioning (heating and cooling) to main areas
- Alarm
- Self contained
- Own entrance from street
- Entrance hall
- WC and showers

6-9 Bridgewater Square, London, EC2Y 8AH

Description

A 2,800 sq ft office ideally located opposite The Barbican. The property is situated on the lower ground floor, with additional sub basement storage.

Location

This self contained office has its own street entrance and is centrally located between Aldersgate Street and Golden lane, and is just a few minutes walk away from Barbican underground station.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Tenure	Availability
Lower Ground	2,800	260.13	To let	Available
Total	2,800	260.13		

Specification

Excellent 3m plus ceiling height

Air conditioning (heating and cooling) to main areas

Alarm

Self contained

Own entrance from street

Entrance hall

WC and showers

Server room

DDA compliant WC on ground floor

Terms

A new full repairing and insuring lease for a term to be agreed.

Virtual Tour

<https://my.matterport.com/show/?m=bBmy9hZfL4G>



Summary

Available Size	2,800 sq ft
Rent	£30.00 per sq ft
Rates Payable	£4.20 per sq ft £16,602.75 per annum
Service Charge	£6,854.73 per annum
EPC Rating	Upon Enquiry

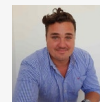
Viewing & Further Information



George Brereton
0203 911 3668 | 07766 868 692
georgeb@stirlingackroyd.com



Samantha-Jo Roberts
020 7749 3809 | 07809 091 305
samanthajor@stirlingackroyd.com



Brett Sullings
02039113666 | 07826 547 772
bretts@stirlingackroyd.com



Lucy Stephens
0203 911 3667 | 07789 843 729
lucys@stirlingackroyd.com