



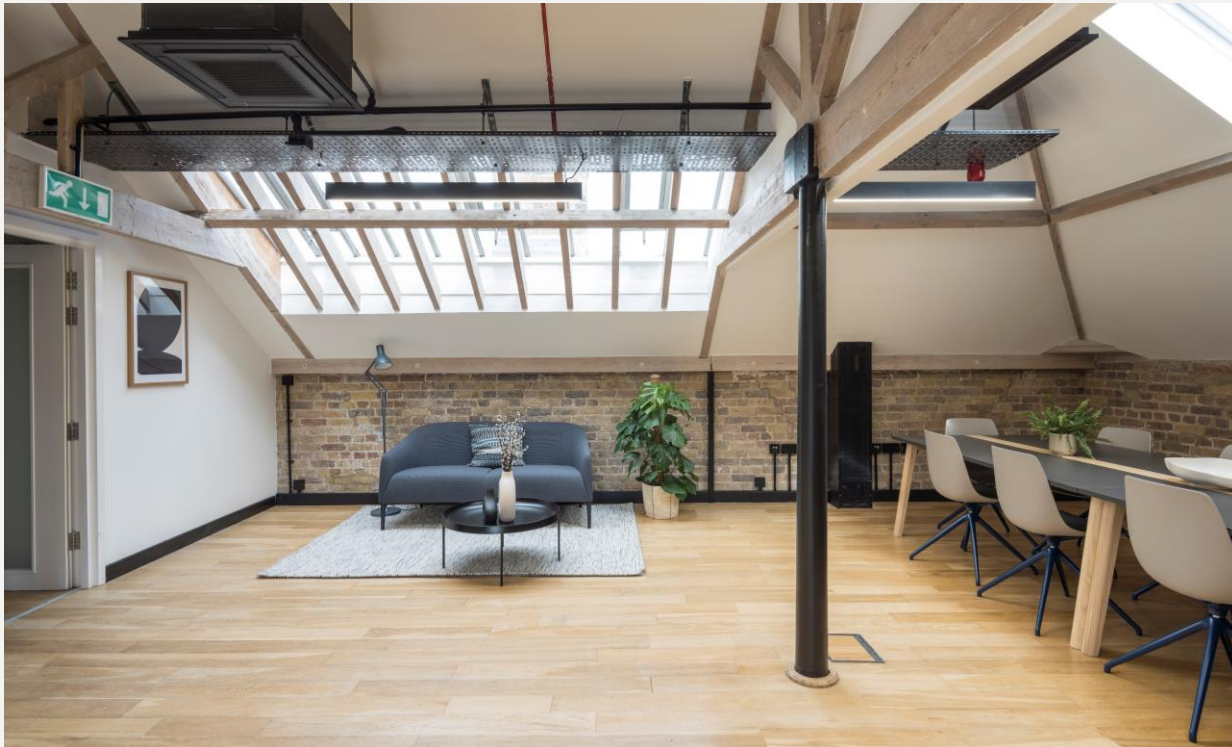
Susskind.

16 Bowling Green Lane EC1

The 4<sup>th</sup> Floor boasts original character features such as wooden beams and pitched roofs, in addition to the exposed brickwork and steel columns. The floor is offered as CAT A+ (fitted) condition, with x20 desks, breakout area/soft seating, and demised kitchen, WC & shower facilities.



The self-contained 4<sup>th</sup> Floor also benefits from a separate meeting room with a waiting area, and a x10 person meeting room table in addition to stunning views of the City including The Shard & St. Paul's Cathedral.



# 16 Bowling Green Lane EC1

## Summary

Newly refurbished and fully-fitted warehouse-style space, located in the heart of Farringdon.

## Features

- Newly refurbished
- Fully fitted
- Modern LED strip lights
- Comfort cooling
- Demised Kitchenette
- Meeting Room
- Passenger lift
- Demised WC & shower facilities
- Exposed brickwork

## Transport

- Farringdon
- Chancery Lane

## Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

## EPC

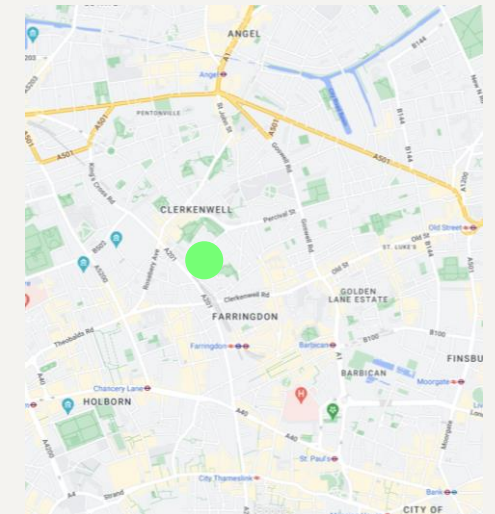
An EPC has been commissioned and will be available on request.

## Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Fourth	1,513	£62.50	£14.87	£16.96	£11,893.44	Available
<b>Total</b>	<b>1,513</b>				<b>£11,893.44</b>	

\*Interested parties should make enquiries with the local authority.

## Map



# 16 Bowling Green Lane EC1

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## Viewing via joint agents

For further information and inspections please contact joint agents:

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## Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



17 BOWLING  
**Susskind.**