

# 1 TUDOR STREET, LONDON, EC4

Glass and steel contemporary building

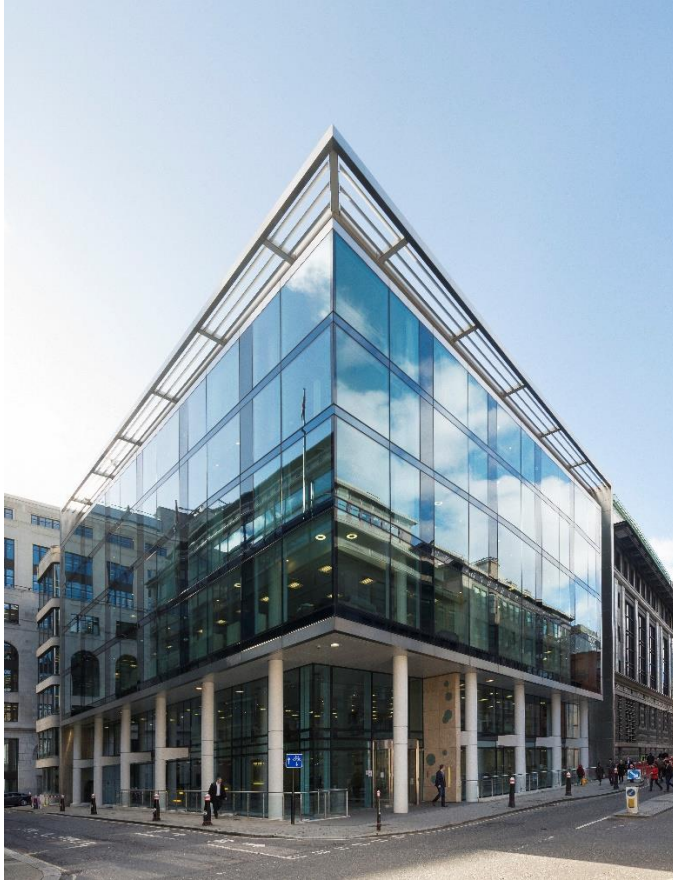
Close to Blackfriars Station

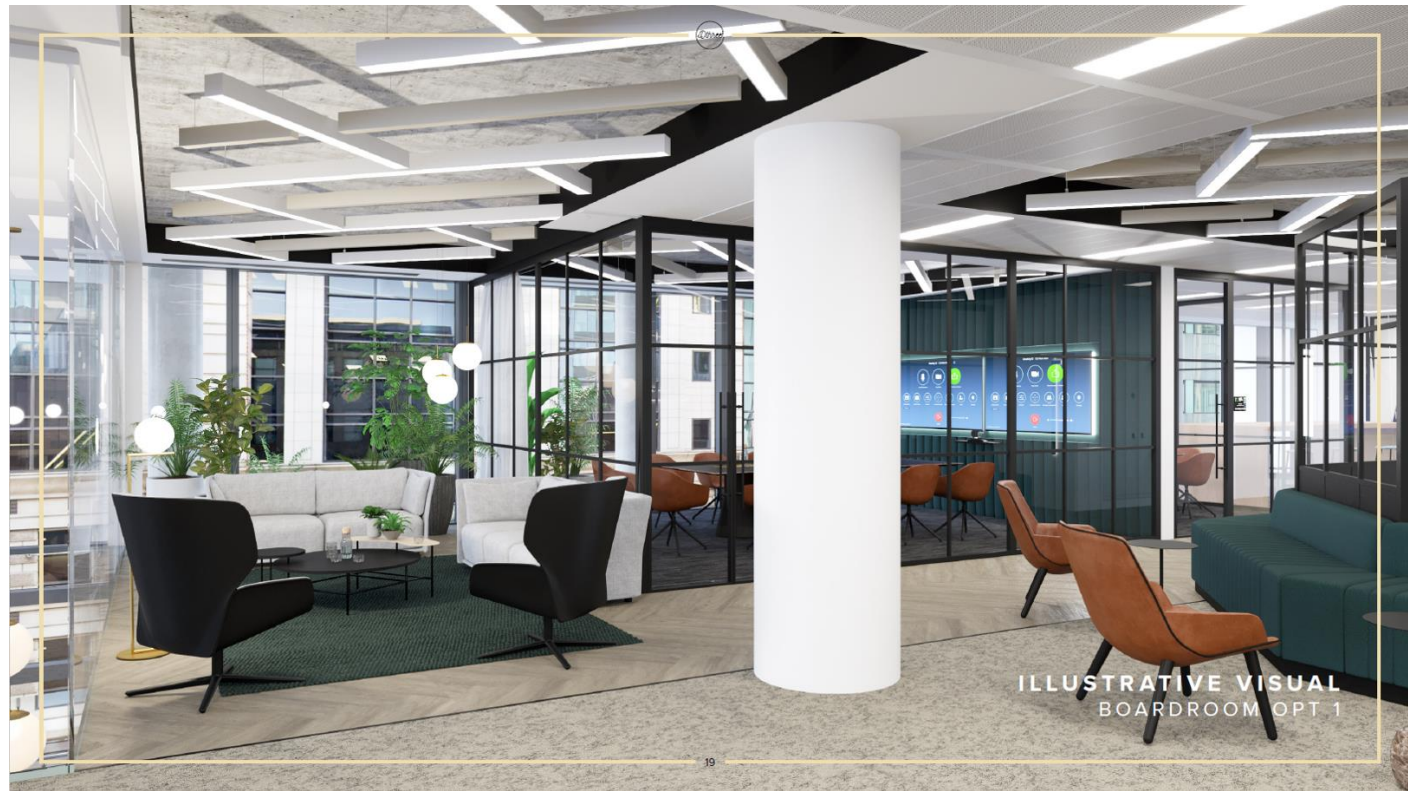
2<sup>ND</sup> 10,131 sq ft New Cat A

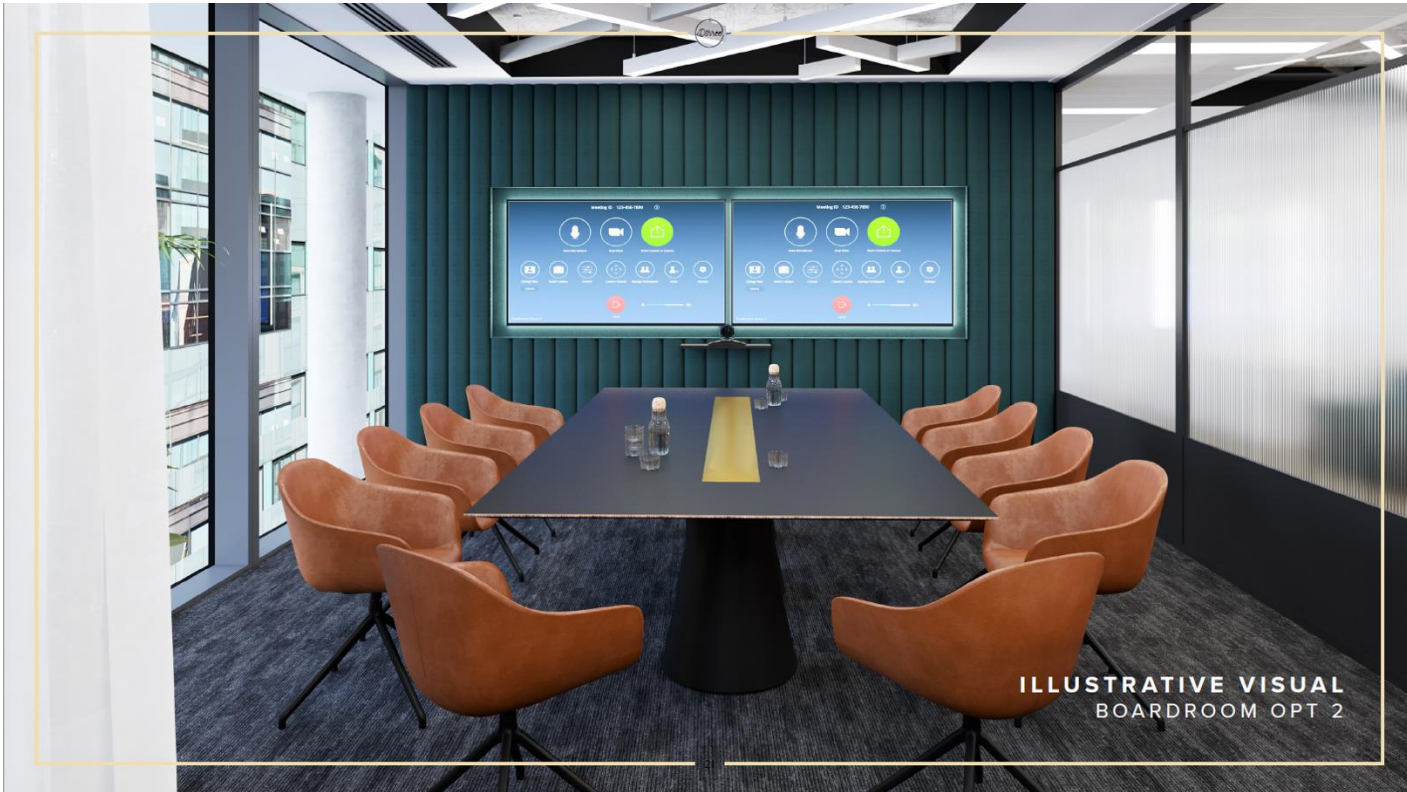
1<sup>ST</sup> 7,493 sq ft New Cat B



**BNP PARIBAS  
REAL ESTATE**

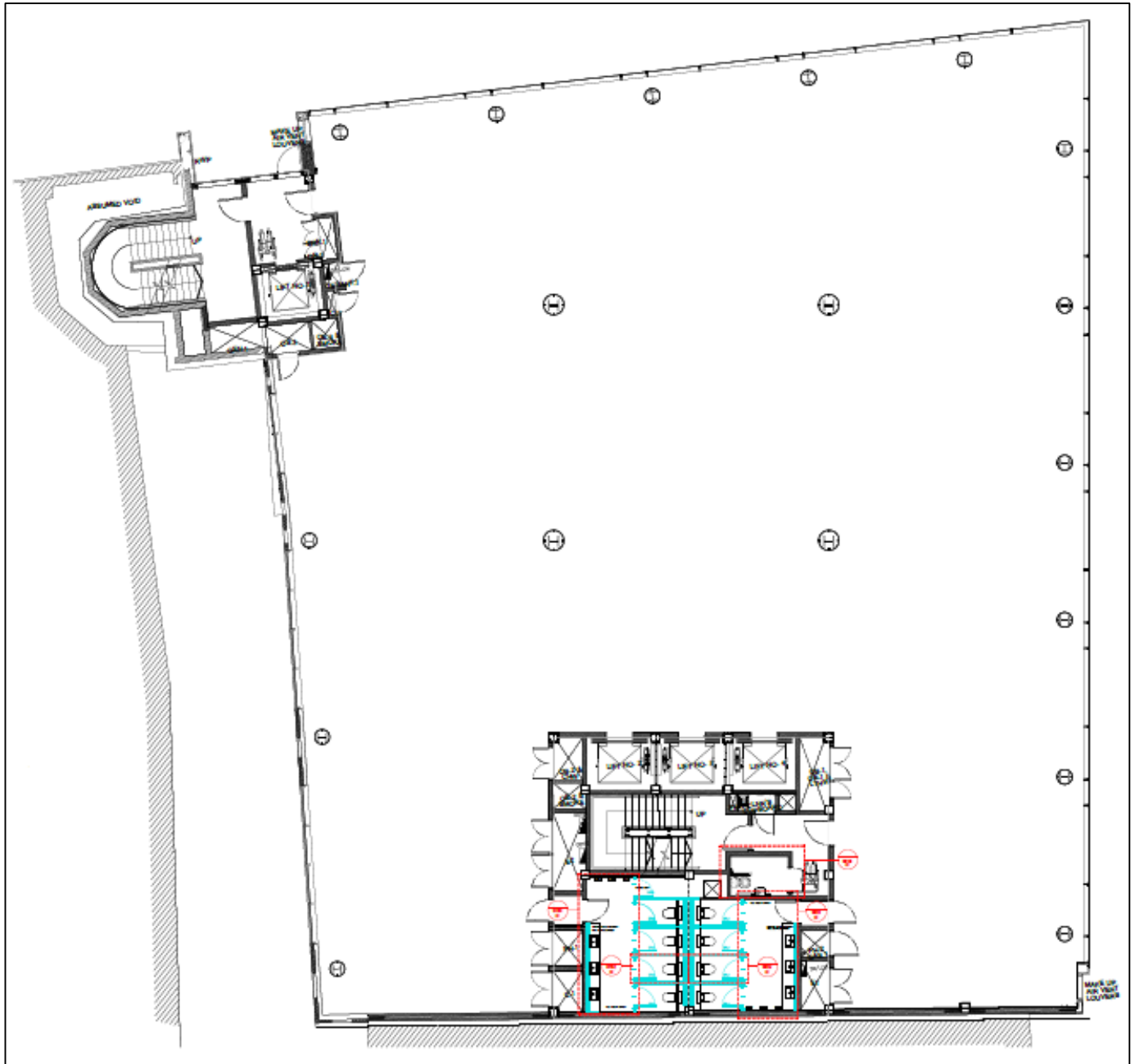




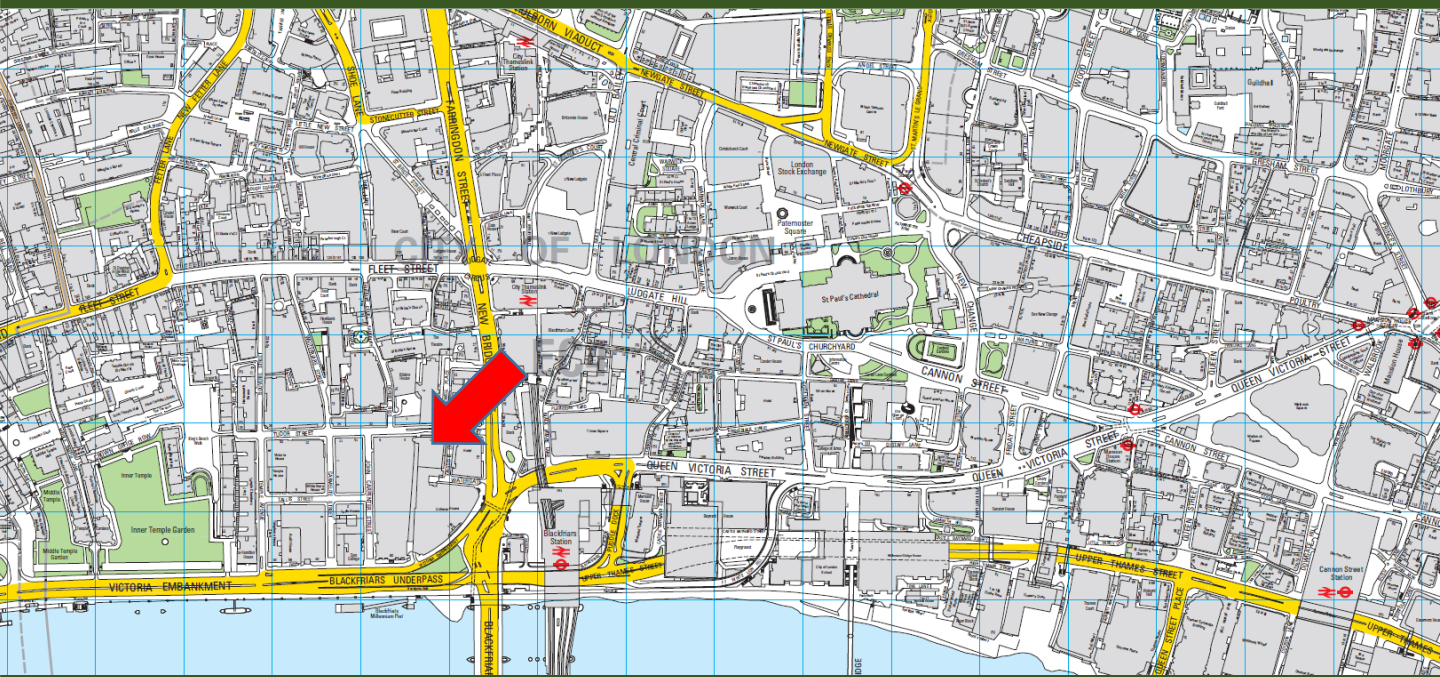




1<sup>st</sup> floor New Cat B



2<sup>nd</sup> floor new Cat A



**LOCATION**

1 Tudor Street is situated close to the River and approximately 100m from Blackfriars Station. St Pauls Cathedral and Paternoster Square is a short walk away. Local transport includes Blackfriars and St Pauls underground, City Thameslink, National Rail and Crossrail services.

**ACCOMMODATION**

The 1<sup>st</sup> floor is being fitted out in a new generic Cat B layout to include reception, meeting rooms, kitchen/break out, collaboration space and open plan work stations.

The 2<sup>nd</sup> floor is being refurbished to a new Cat A specification. Both floors will have new WC's and the main entrance hall is also being refurbished to include a lounge space.

**SPECIFICATION**

- Full height glazing
- Four-pipe fan coil air conditioning
- Raised floors of 150mm
- 2.75m clear floor to ceiling height
- 3x 13 person passenger lifts
- 1x 16 person goods lift
- 1x fire-fighting lift in secondary stair core
- Double height reception of 6.47m
- Showers and lockers at basement level
- 42 bicycle spaces
- Male and female toilets on every floor

| FLOOR           | SIZE (SQ FT) | SPECIFICATION | TIMING     |
|-----------------|--------------|---------------|------------|
| 2 <sup>nd</sup> | 10,131       | New Cat A     | March 2022 |
| 1 <sup>st</sup> | 7,493        | New Cat B     | March 2022 |

**LEASE**

New lease for a term by arrangement

**RENT**

Guide £67.50 per sq ft

**SERVICE CHARGE**

£9.98 per sq ft

**BUSINESS RATES**

Approximately £23.00 per sq ft

**For further information, please contact:**

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