



Farebrother

One Bartholomew, 1  
Bartholomew Close,  
London, EC1A 7BL  
**OFFICES TO RENT**  
**10,000 - 19,077 SQ FT**

farebrother.com  
020 7405 4545

EXPERIENCED TRUSTED REAL ESTATE ADVISORS

## DESCRIPTION

### **Fully Fitted Best In Class Office Space To Let - 10,000 - 19,077 sq ft Available**

Farebrother are delighted to bring to market the fully fitted 3rd floor within One Bartholomew, which was designed by award winning architects Sheppard Robson.

The 3rd floor which totals 19,077 sq ft can be split to create a demise from approx 10,000 sq ft upwards depending on an incoming occupier's requirements. The floor benefits from fantastic natural light with floor-to-ceiling glazing and has a high quality fit out in situ which was delivered by Overbury and Fabric.

The 3rd floor is available on a flexible sublease until September 2029.

Located on the 4th floor is a large 120 man auditorium. This can be available to share with the 4th floor tenant on a bookable and payable basis.

One Bartholomew has exceptional sustainability credentials including a BREEAM Rating of Excellent and has a grand, manned reception as well as fantastic end-of-trip facilities.





One Bartholomew, 1 Bartholomew Close, London, EC1A 7BL

# ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
3rd Floor	19,077	Available	173 - 293
Total	19,077		

# AMENITIES

High quality fit out in situ	10,000 sq ft - 19,077 sq ft available
Luxury end-of-trip facilities with 138 bike racks, lockers and showers	BREAAAM Excellent Rating
Floor-to-ceiling glazing	Well located with fantastic transport links and amenities on the doorstep
Smart building app available	EPC B
Sub lease available until September 2029	



## FURTHER INFORMATION

### Rent

£82.50 per sq ft

### Service Charge

£15.29 per sq ft

### Rates

£30.00 per sq ft

**Matthew Causer**

Farebrother

07990 975 969

mcauser@farebrother.com

**Alistair Subba Row**

Farebrother

07973 841691

asubbarow@farebrother.com

Subject to contract. Farebrother for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Farebrother nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. June 2024

## LOCATION

One Bartholomew is located within the Barts Square development which was developed by Helical and Ashby Capital and completed in December 2018.

The building has amazing connectivity with Farringdon (Elizabeth Line & Thameslink), St Pauls (Central Line) and Barbican (Circle, Metropolitan and Hammersmith & City Lines) stations all within a 3 minute walk. The property also benefits from a wide variety of food, beverage and wellness and cultural amenities on the doorstep.

The building is also located within the Culture Mile Business Improvement District which is aiming to deliver a range of ambitious projects to further enhance a district bursting with cultural creativity, commercial vibrancy and a strong sense of community.

For more details or to arrange a viewing, please get in touch with a member of the team at Farebrother.



**Farebrother**

EXPERIENCED TRUSTED REAL ESTATE ADVISORS