



45,350 sq ft of new contemporary office space in a prime position overlooking St Pauls.

- Grade II listed building
- 3.04m ceiling height
- 2 x Fully fitted floors
- Excellent natural light
- 3 x Passenger Lifts
- 100% Electric Building

# 16 St Martin's Le Grand

London, EC1A 4EE

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	4,736 to 40,463 sq ft / 439.99 to 3,759.14 sq m
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£21.70 per sq ft 24/25 estimate
<b>Service Charge</b>	£12.95 per sq ft Estimate (exc. utilities)
<b>EPC</b>	A

## Amenities & Specifications

- \_ Wired score: Platinum
- \_ BREEAM Rating: Excellent
- \_ Build Status: Refurbished

## Property Highlights

16 St Martins Le Grand boasts an iconic historic façade with 7 storeys of next-generation workspace. The building has undergone an extensive refurbishment of all floors and communal areas to provide best in class space.

## Location

Transport links are excellent with St Paul's Underground Station (Central Line) on 16 St Martin Le Grand's doorstep. Barbican and Bank stations are all within a short walk.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
7th	4,887	454.02	Lawyers
6th	5,544	515.05	Available
5th	6,150	571.35	Available
4th	5,691	528.71	Available
3rd	6,103	566.99	Available
2nd	6,125	569.03	Available
1st	6,114	568.01	Available
Ground	4,736	439.99	Available
<b>Total</b>	<b>45,350</b>	<b>4,213.15</b>	

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