

## Segregated Fitted Offices with Two Terraces To Let

**Bow Bells House  
1 - 11 Bread Street  
London  
EC4**

**7th Floor  
13,834 sq. ft (1,285.2 sq. m)**

**Virtual Tour - [Click Here](#)**

### Highlights

- Un-paralleled City location
- North and south roof terrace
- Full fit out in-situ
- Mixture of open plan and meeting rooms / private offices
- Social distancing occupancy of 116 people
- Commercial kitchen
- CAT 6 cabling
- Dedicated server room
- Excellent natural light
- 2.7m floor to ceiling height
- 2-pipe fan coil air conditioning
- Independent enhanced 7th floor AC system
- Best in class building
- Dual entrance reception
- 4 x 21 person lift



## Description

Bow Bells House is a high class office building home to Bank of Ireland and Aberdeen Standard. The 7th floor is a premium office benefitting from two terraces overlooking Cheapside and the Thames. The northern aspect of the floor contains a corporate fit-out and the southern aspect of the floor benefits from a number of meeting rooms / private offices, which could provide separate staff environments.

The building also has a fantastic dual entrance reception which can be accessed from both Bow Churchyard and Bread Street.

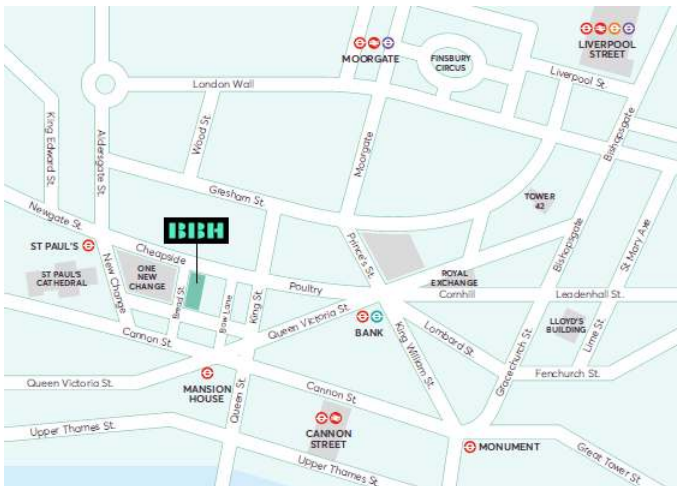
## Accommodation

Floor	Sq Ft	Sq M
7th	13,834	1,285.2

## Location

Bow Bells House occupies one of the best locations in Central London, prominently situated overlooking Cheapside with Bank, St Pauls and Mansion House underground stations all within a three minute walk.

Furthermore the building has immediate access to One New Change and Bow Lane, providing some of the City's most popular retail and dining venues.



## Terms

New sublease until September 2024, outside the security of tenure and compensation provisions of the 1954 Act.

## Rent

£57.50 per sq. ft

## Rates 2020/21

£29.43 per sq. ft

## Service Charge

£11.58 per sq ft (est)

## VAT

The property is elected for VAT purposes

## Sustainability

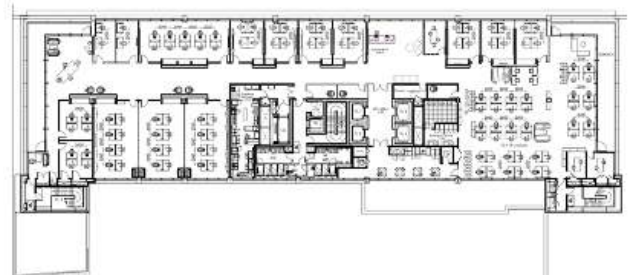
EPC Rating: C-74

BREEAM rating of "Very Good"

## Virtual Tour

<https://my.matterport.com/show/?m=sRf9gECVjip>

## Floor Plan\*



\* This plan indicates how the floor could be laid out to accord with the Government's current guidance to minimise the spread of Covid-19. Social distancing occupancy of 116 people.

**For further information or to arrange a viewing please contact:**

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