

Fitted Offices with Two Terraces To Let

Bow Bells House
1 - 11 Bread Street
London
EC4

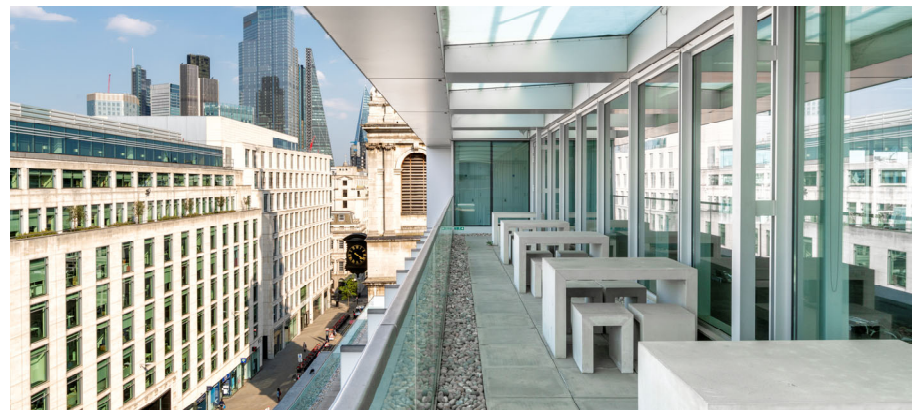
7th Floor
13,834 sq. ft (1,285.19 sq. m)

Link to Virtual Tour:

[7th Floor - Click Here](#)

Highlights

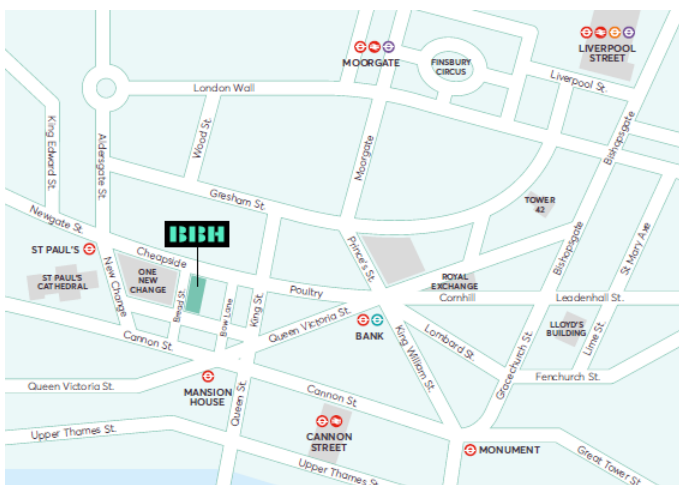
- Un-paralleled City location
- North and south roof terrace
- Full fit out in-situ
- Mixture of open plan and meeting rooms / private offices
- Social distancing occupancy of 116 people
- Commercial kitchen
- CAT 6 cabling
- Dedicated server room
- Excellent natural light
- 2.7m floor to ceiling height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



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.



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	1,285.19

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

£29.43 per sq. ft (2020/21)

Service Charge

£11.58 per sq ft (est)

VAT

The property is elected for VAT purposes

Sustainability

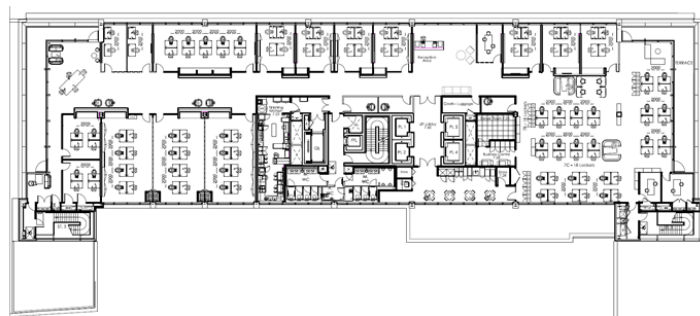
EPC Rating: C-74

BREEAM rating of "Very Good"

Link to Virtual Tour

[7th Floor - Click Here](#)

Floor Plan



For further information or to arrange a viewing please contact:

Jeremy Prosser

Tel: 020 7911 2865

Email: jeremy.prosser@avisonyoung.com

Julian McFarlane-Watts

Tel: 020 7911 2387

Email: jmw@avisonyoung.com

Avison Young

65 Gresham Street, London EC2V 7NQ

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