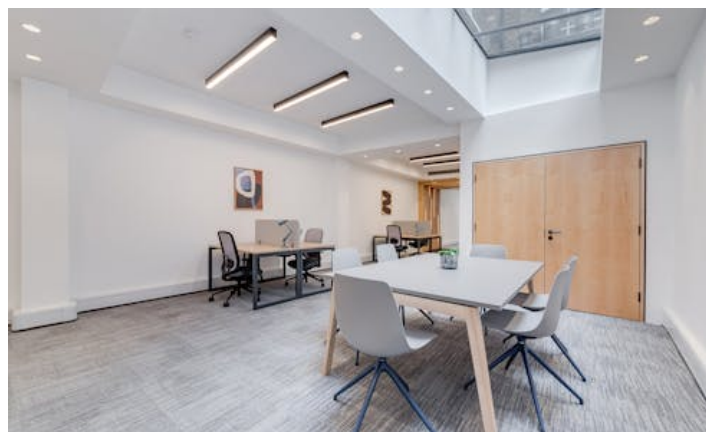


ELLIS BROWN

OFFICES TO LET

Design-led office accommodation situated in a Grade II listed building, available to let as a self contained building or individual floors.

5 Pemberton Row, EC4A 3BA
426 - 4,591 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

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Description

This Grade II listed building in the heart of Midtown has recently undergone a comprehensive refurbishment designed by Cooley Architects. The building offers flexible office accommodation over 5 floors and can be rented as a self-contained building or on a floor-by-floor basis. Features include an accessible flat roof, air conditioning throughout, excellent natural daylight and slimline LED strip lighting. The decor includes modern carpeting and bespoke maple slats in the entrance foyer and common parts.

Available as CAT A or Fully Furnished CAT A+

Location

The property is located on Pemberton Row opposite New Street Square and close to both Fetter Lane and Fleet Street. The closest transport links are City Thameslink and Chancery Lane station.

Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
3rd	426	39.58	£52.50	£15.03	£7.50	£2,663.57	£31,962.78	CAT A	Under Offer
2nd	992	92.16	£52.50	£14.08	£7.50	£6,123.95	£73,487.36	CAT A	Under Offer
1st	1,038	96.43	£52.50	£14.36	£7.50	£6,432.14	£77,185.68	CAT A	Under Offer
Ground	1,134	105.35	£59.50	£11.88	£7.50	£7,454.16	£89,449.92	CAT A+	Under Offer
Lower Ground	1,001	93	£30	£5.05	£7.50	£3,549.38	£42,592.55	CAT A	Under Offer
Total	4,591	426.52	£49.40	£12.08	£7.50	£26,223.20	£314,678.29		

Features

Self contained
Newly refurbished
Air conditioning throughout
Partially fitted
Passenger lift
Outdoor flat roof
Showers

EPC

C

Terms

On application

VAT

On application

Contact

James Taylorson
02037450060
jtaylorson@ellisbrowncommercial.com

Tom Latham
07398 010 223
tlatham@ellisbrowncommercial.com

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