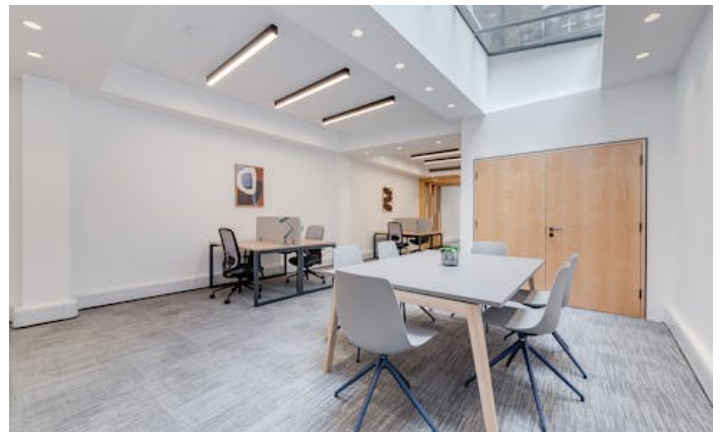


# ELLIS BROWN

## 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

Property Misdescriptions act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract. the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 19/03/2024

## OFFICES TO LET

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

### 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	Available
2nd	992	92.16	£52.50	£14.08	£7.50	£6,123.95	£73,487.36	CAT A	Available
1st	1,038	96.43	£52.50	£14.36	£7.50	£6,432.14	£77,185.68	CAT A	Available
Ground	1,134	105.35	£59.50	£11.88	£7.50	£7,454.16	£89,449.92	CAT A+	Available
Lower Ground	1,001	93	£30	£5.05	£7.50	£3,549.38	£42,592.55	CAT A	Available
<b>Total</b>	<b>4,591</b>	<b>426.52</b>	<b>£49.40</b>	<b>£12.08</b>	<b>£7.50</b>	<b>£26,223.20</b>	<b>£314,678.29</b>		

### 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

# ELLIS BROWN

## OFFICES TO LET

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

