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PEMBERTON ROW

LONDON EC4A



**TO LET**

**PRESTIGIOUS SELF-CONTAINED BUILDING  
IN THE CITY OF LONDON**

**SUITABLE FOR BUSINESS CLASS E  
(OFFICES, MEDICAL, CLINICAL, RETAIL ETC.)**

**4,591 SQFT**

3RD FLOOR TERRACE



## Description

This attractive self-contained building has been newly refurbished to a high specification. The comprehensive renovation is design-led to provide a stunning period building with modern interiors. Arranged over four stories with lower ground floor, this Grade II listed building benefits from a large private roof terrace on the 3rd floor and stunning natural light throughout. There is a small private courtyard to the front which is soon to have bike storage installed.

Each floor has modern fixtures and fittings incorporating attractive suspended spaceline Marlow designed lighting and bespoke Maple battened entrance foyers. WC's are located off the staircase, with 2 WC's having shower facilities. There is a kitchen in the lower ground floor and each floor has the infrastructure to install tea points/kitchens.

# Specification

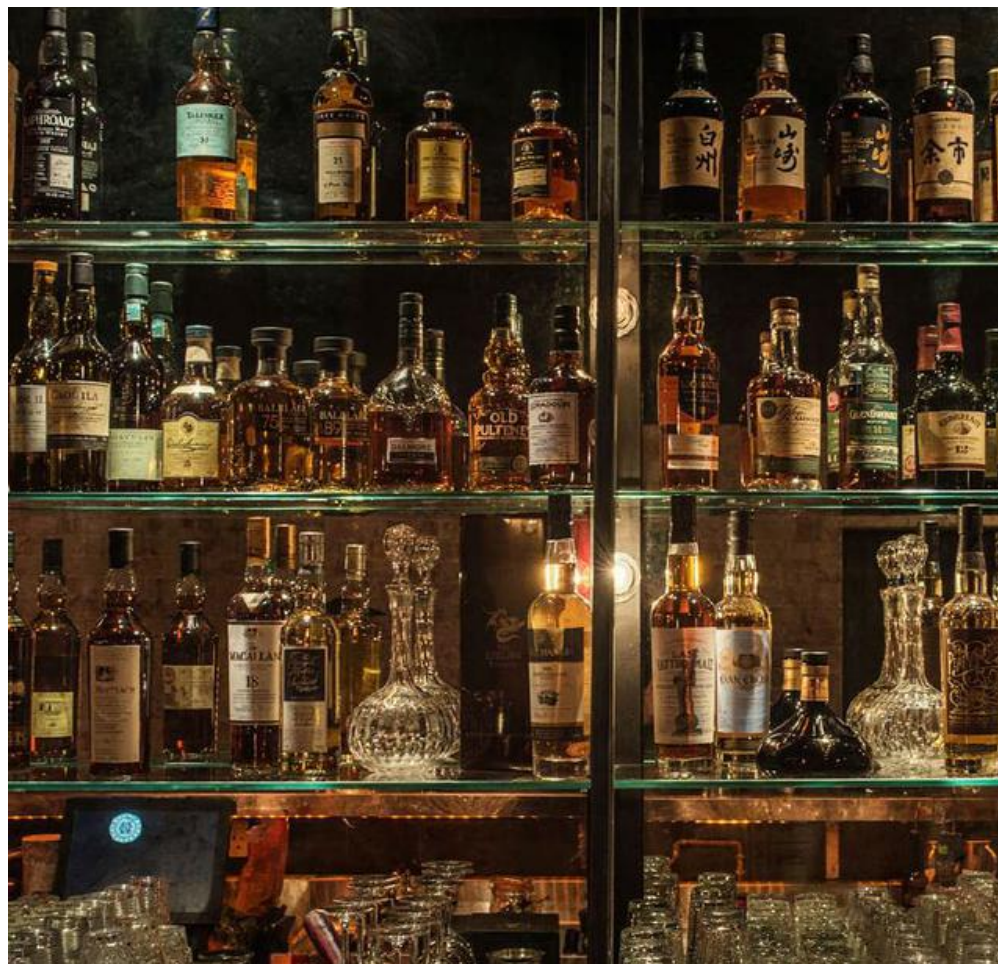
- New Design-led Refurbishment Throughout
- Slatted Timber Design Within
- Large Private Terrace (3rd Floor)
- Air Conditioning
- Passenger Lift
- Fitted Kitchen (Lower Ground Floor)
- Capped Off Services On Each Floor
- Fitted WC's And Showers Throughout
- Stunning Period Building With Modern Interiors
- Superb Natural Light
- Set Around Iconic London Square
- Bike Storage to be installed)
- LED Lighting







GAUCHO AT 125 CHANCERY LANE



HARRILD AND SONS



CORD AT 85 FLEET STREET



CIGALON

## Location

The property is situated along Pemberton Row and opposite New Street Square, nearby to both Fleet Street and Fetter Lane.

The area synonymous with legal practice and the next-door building is the birthplace of the first comprehensive English dictionary, otherwise known as Dr. Johnson's House one of the earliest residential houses in the City of London, built in the 17th Century.

The building is Grade II listed falls within the Fleet Street Conservation Area.

The building boasts fantastic connectivity with underground stations Chancery Lane (0.3miles, Central Line), London Blackfriars (0.4 miles, District and Circle Lines – and Overground services) and Farringdon Station (0.3 miles) that also offers access to the new Elizabeth Line (Crossrail).

**5** MINS to **Chancery Lane**

**6** MINS to **City Thameslink**

**9** MINS to **Blackfriars**

**10** MINS to **St Paul's**

**10** MINS to **Farringdon**

**14** MINS to **Holborn & Thames Clipper**



Circle Line, District Line



Central Line



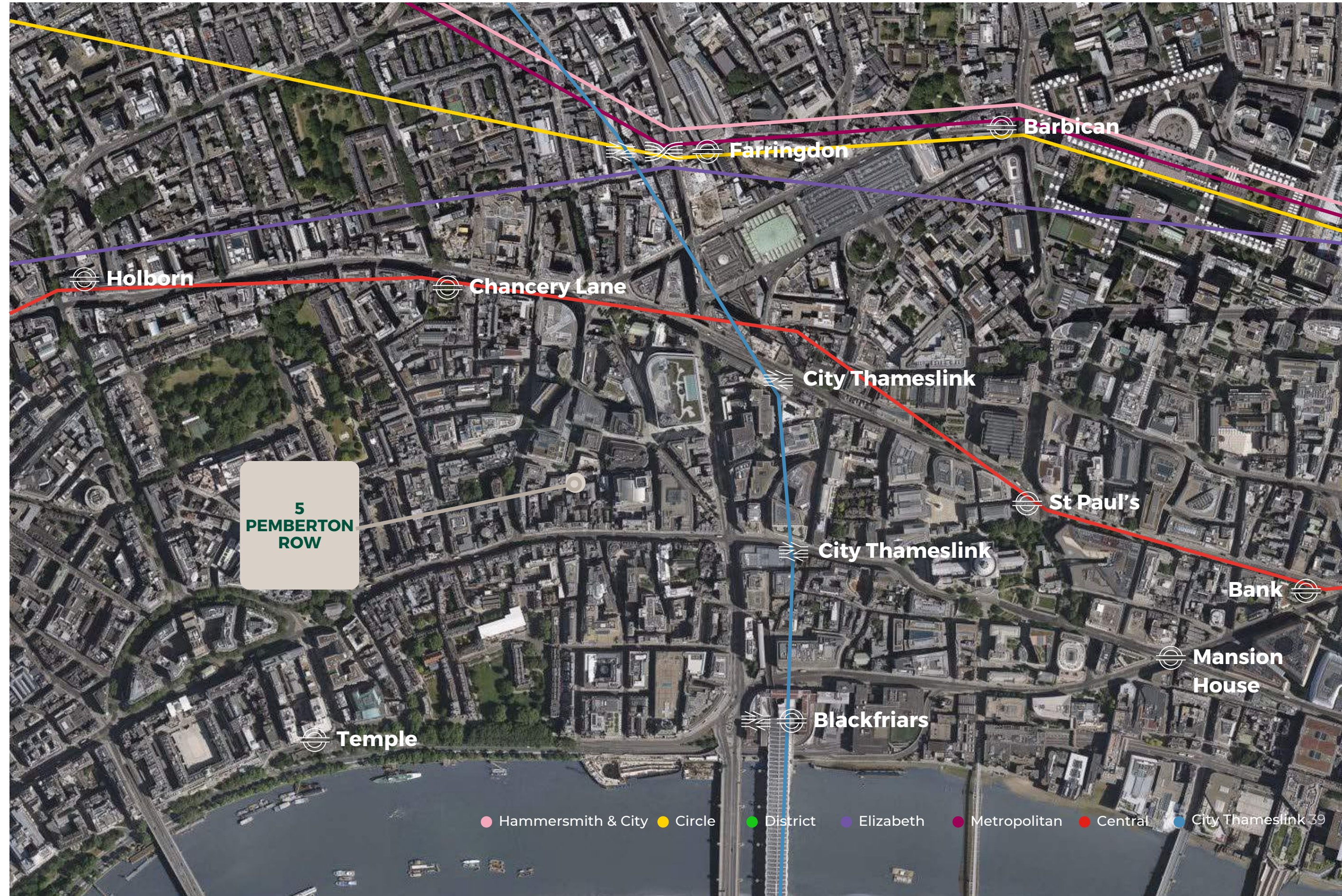
Central Line

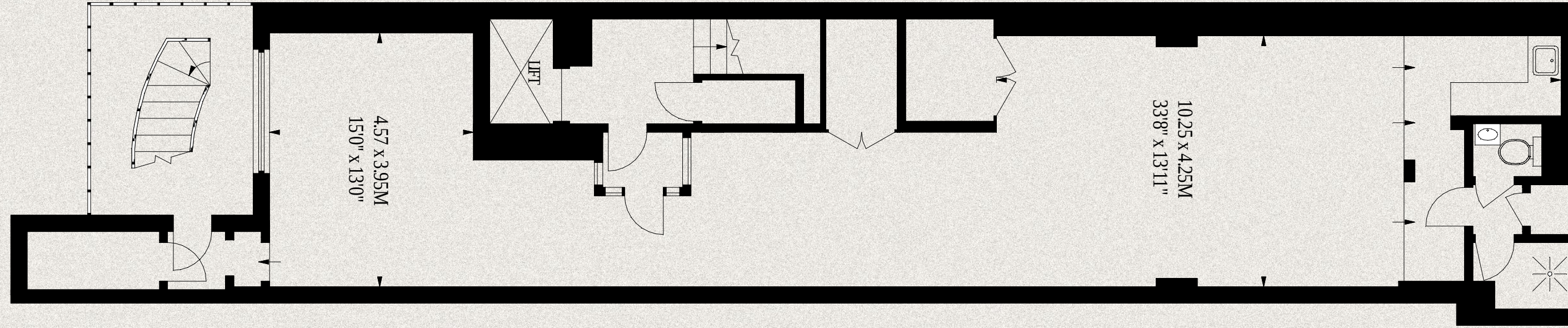


Elizabeth Line, Hammersmith & City Line, Circle Line, Metropolitan Line



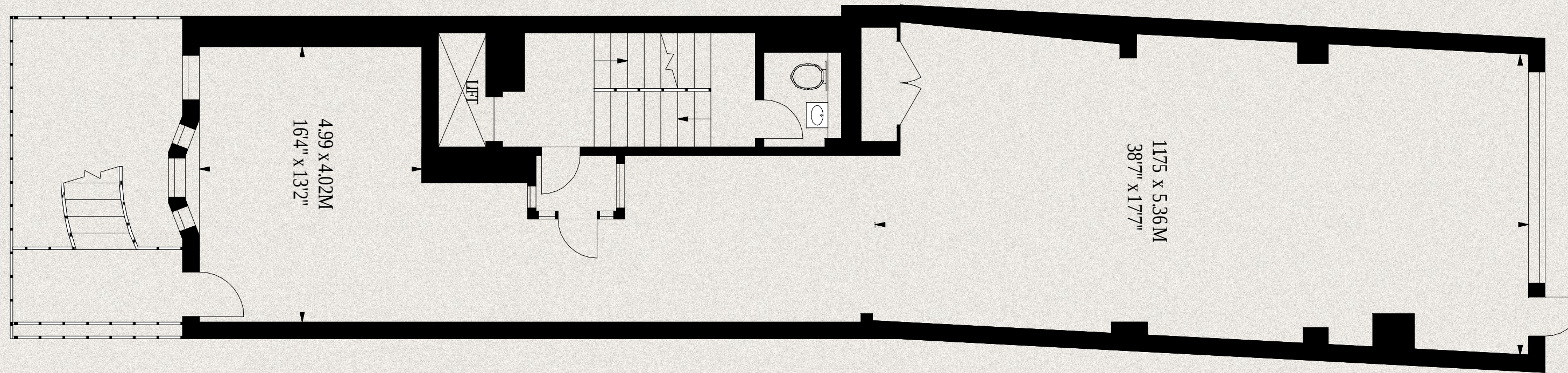
Central Line





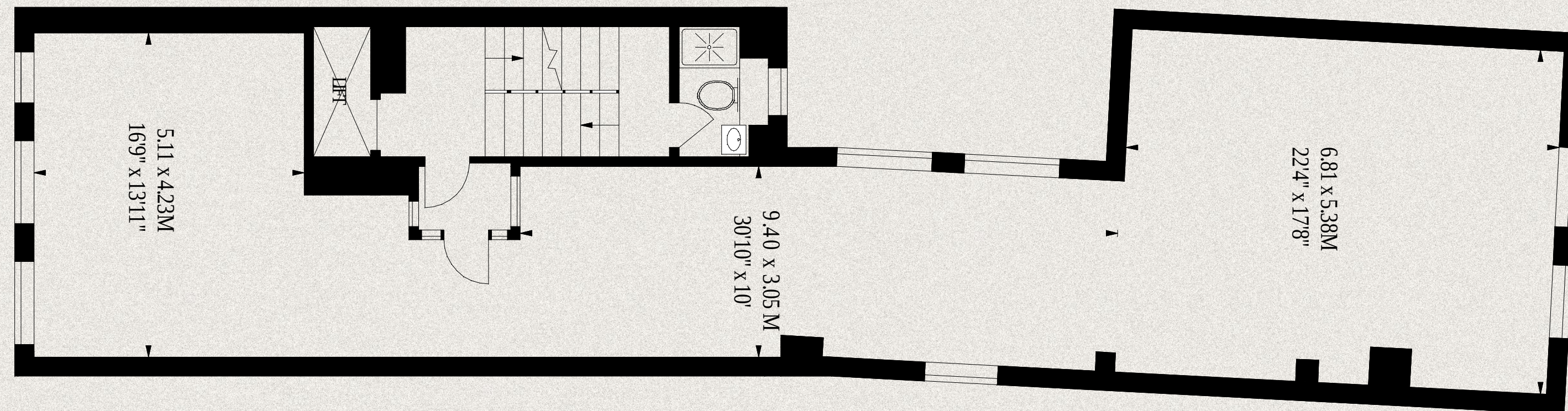
## LOWER GROUND FLOOR

Net Internal Area  
93 SQM/ 1,001 SQFT



## GROUND FLOOR

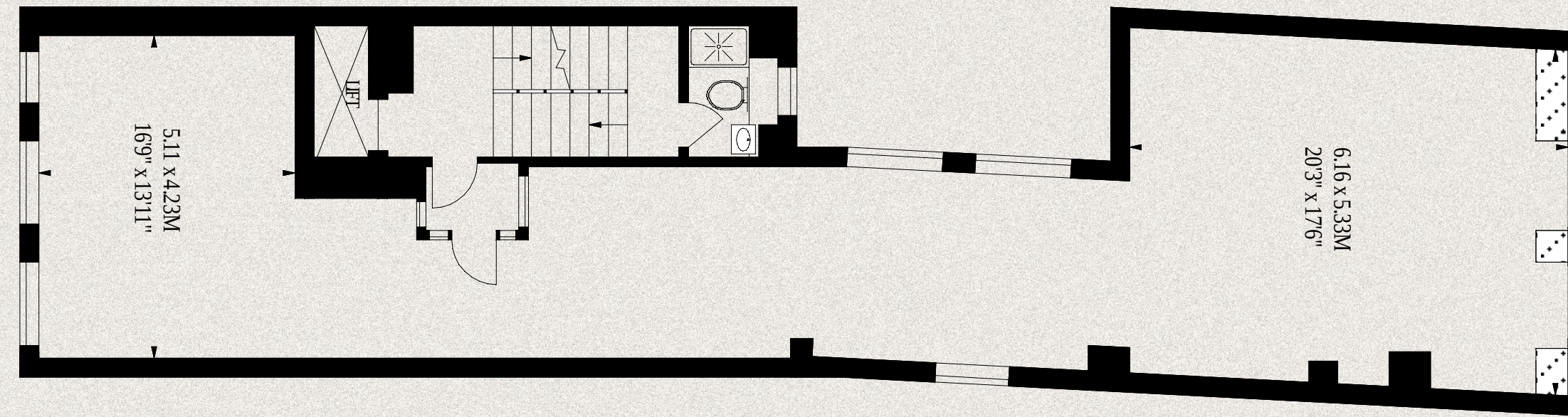
Net Internal Area  
105.40 SQM/ 1,134 SQFT



## FIRST FLOOR

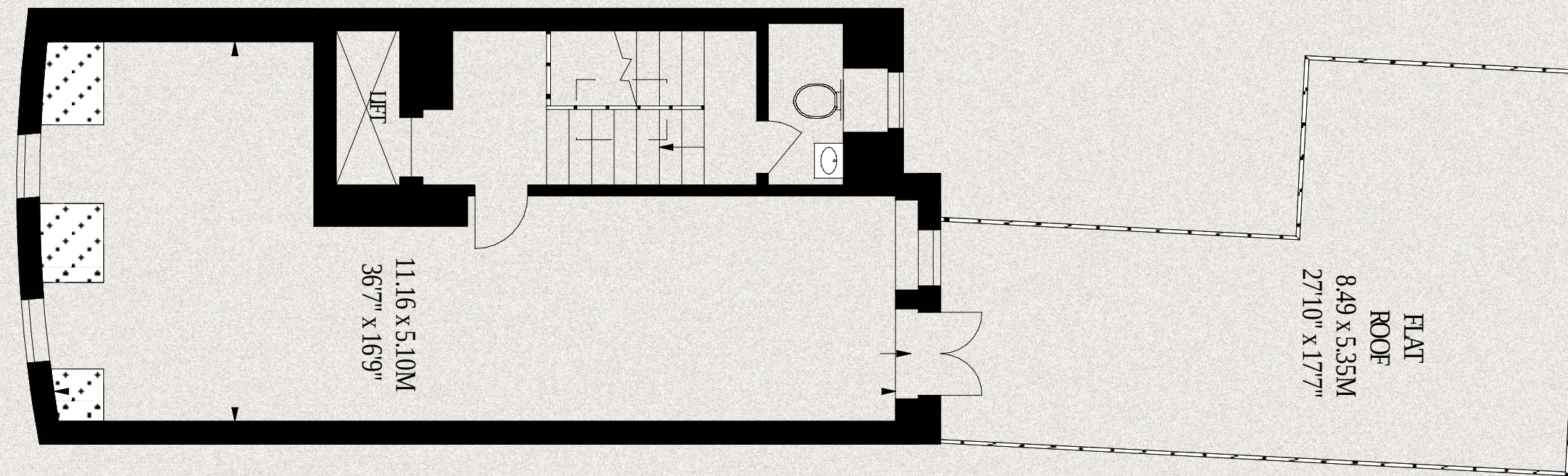
Net Internal Area  
96.50 SQM/ 1,038 SQFT





## SECOND FLOOR

Net Internal Area  
92.20 SQM/ 992 SQFT



## THIRD FLOOR

Net Internal Area  
39.60 SQM/ 426 SQFT

Floor	Lower Ground	Ground	First Floor	Second Floor	Third Floor	Total
Size SQFT	1,001	1,134	1,038	992	426	4,591
Size SQM	93	105.40	96.50	92.20	39.60	426.70

Floor	Lower Ground Courtyard	Third Floor Flat Roof	Total
Size SQFT		330	436
Size SQM	9.90	30.70	40.60

## ACCOMMODATION

FLOOR AREAS  
(Areas are approximate)

## OUTSIDE SPACE

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## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed. Individual floors may be considered.

## POSSESSION

Upon completion of legal formalities.

## RENT

£231,750 per annum exclusive.

## ESTIMATED RATES PAYABLE

£54,784 per annum exclusive. All interested parties are advised to make their own enquires.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

C Rating - 58.

## SERVICE CHARGE

Not applicable on whole building.

## FLOOR PLANS

Available on request.

## CONTACT US

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ROBERT IRVING BURNS

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2023