



PART 3<sup>RD</sup> FLOOR, 1 CARTER LANE,  
LONDON, EC4V 5ER  
FROM 8,423 – 11,098 SQ FT (783 – 1,031 SQ M)

AVAILABLE TO LET



## Location

1 Carter Lane is positioned on the southern side of Carter Lane, just west of the junction with Cannon Street, in a prime position, benefitting from fantastic views of St Paul's Cathedral.

## Transport Links

| Station         | Walk time  | Services   |
|-----------------|------------|--|
| St Paul's       | 4 minutes  | Central line   |
| Mansion House   | 3 minutes  | District and Circle lines  |
| Bank            | 8 minutes  | Central, Northern, Waterloo & City and DLR lines                                 |
| City Thameslink | 5 minutes  | Thameslink services  |
| Cannon Street   | 8 minutes  | District and Circle lines and main line services                                 |
| Blackfriars     | 8 minutes  | District and Circle lines, Thameslink and main line services                     |
| Farringdon      | 12 minutes | Hammersmith & City, Metropolitan, Circle, Thameslink and Elizabeth line services |



## Description

The available accommodation on the part 3<sup>rd</sup> floor has the benefit of the following:

- Existing partitioning in place (as per plan enclosed)
- Raised floors
- Metal tiled suspended ceilings
- 4 pipe fan coil air conditioning
- 4 x 16 person passenger lifts
- 24 hour access and security
- Cycle storage
- Showers and changing facilities
- On-site gym (subject to separate arrangement)

## Rent

Quoting: £66.50 psf per annum exclusive

## Business Rates

Est. £26.40 psf per annum (2022/2023)

## Service Charge

Est. £16.87 psf per annum (2022/2023)

## Terms

A new flexible sub-lease is available for a term expiring September 2029

## VAT

The building is elected for VAT

## EPC

C - 61

## Viewing

By appointment through sole agents, Gerald Eve LLP

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### Conditions under which these particulars are issued

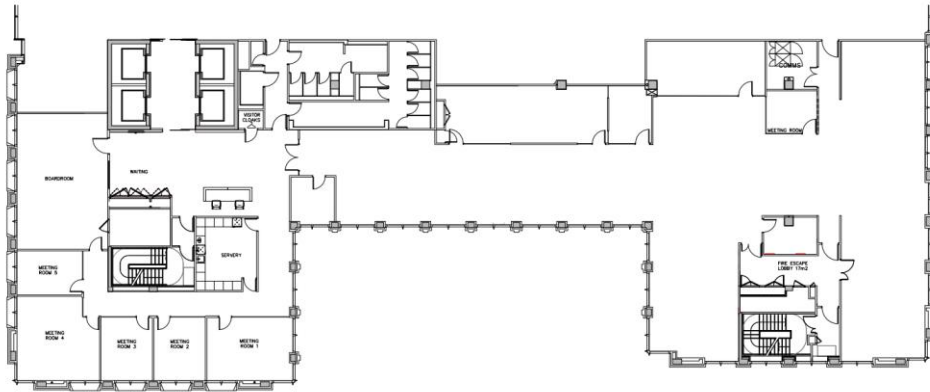
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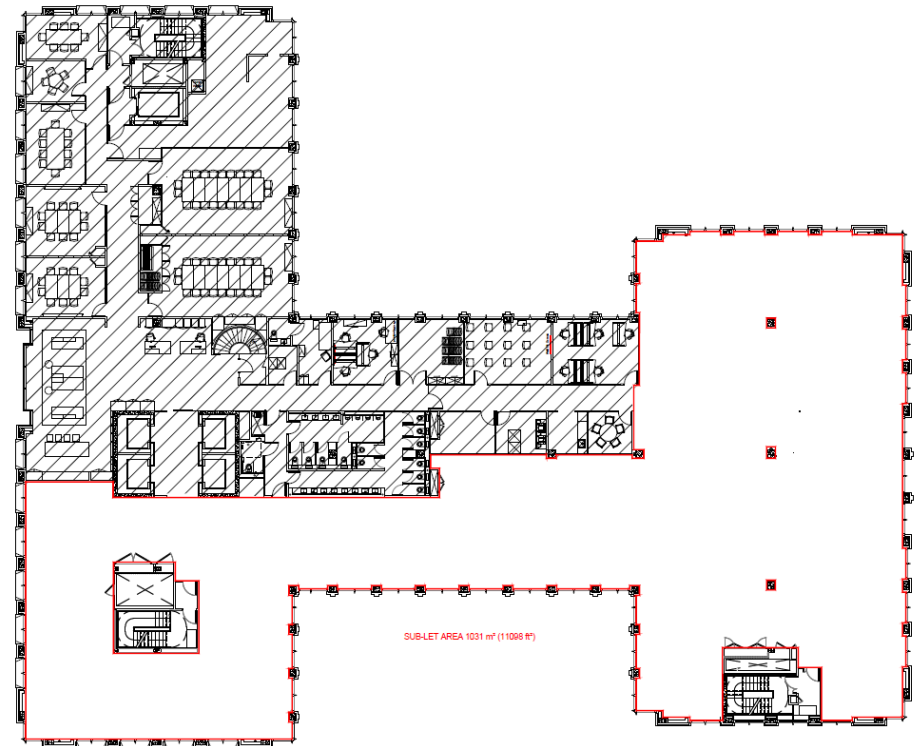
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## Option 1 8,423 sq ft / 783 sqm



## Option 2 11,098 sq ft / 1,031 sqm



### Indicative plans – not to scale

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