

FIELD & SONS

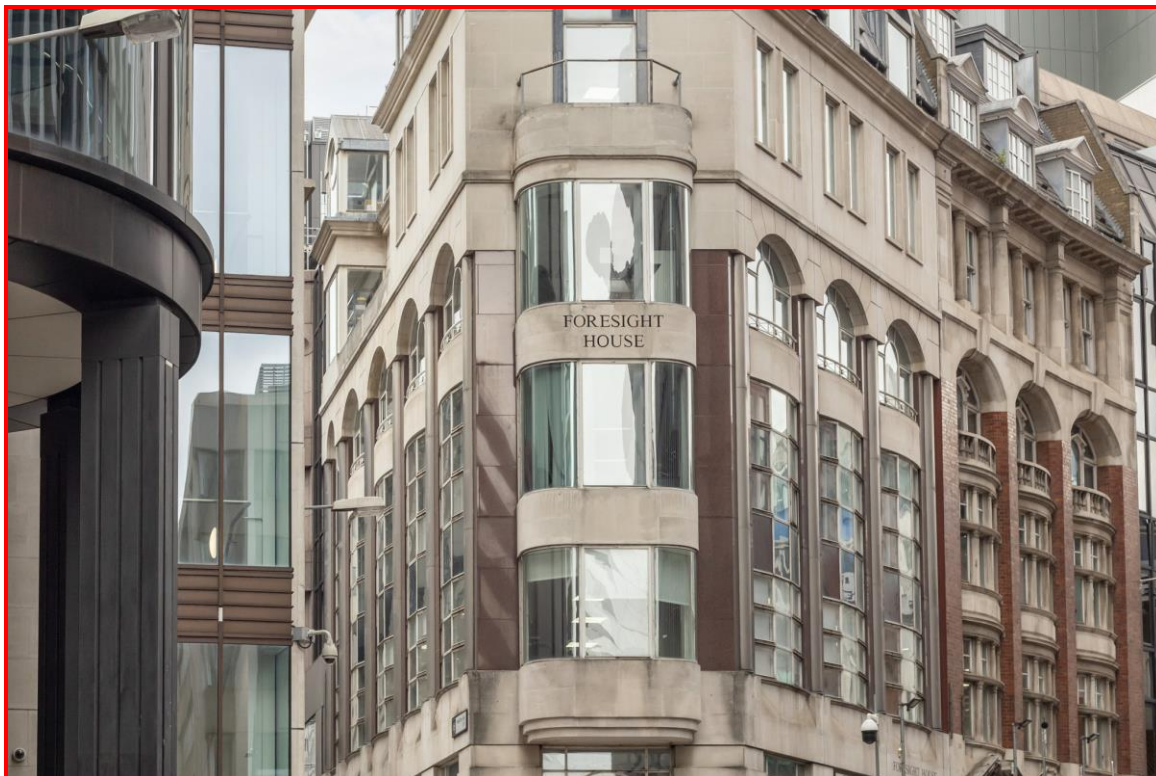
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

CITY OFFICE FLOOR TO LET CLOSE TO MONUMENT *REDUCED RENT*



**10 ARTHUR STREET, LONDON EC4R 9AY
FROM 1,550 SQ FT (144 SQ M)**

LOCATION

Arthur Street is located at the northern end of London Bridge and runs between King William Street and Upper Thames Street, just south of Cannon Street. The building itself is situated on the corner of Martin Lane.

Monument/Bank Underground (Northern, Central, Waterloo & City, District and Circle lines plus DLR) station is close by, whilst Cannon Street and London Bridge mainline stations are also all within walking distance.

DESCRIPTION

10 Arthur Street is an attractive corner period building providing multi-let office accommodation over lower ground, ground and five upper floors.

The second floor is available, arranged as a main open plan space plus meeting room and kitchen point.

Demised w.c.s off the lift lobby.

Accessed via the communal ground floor entrance, with stairs and passenger lift to all floors.

Approximately 1,550 sq ft (144 sq m).

10 ARTHUR STREET, EC4

AMENITIES

- Newly redecorated and carpeted
- Air conditioning
- Fully accessible raised floor
- Recessed LED lighting
- Suspended ceiling
- Passenger lift
- Demised male and female w.c.s.
- Kitchen point
- Excellent natural light
- Entryphone controlled access



TERMS

New lease available direct from the landlord on terms by arrangement.

RENT

£68,200 per annum.

Exclusive of all outgoings. VAT is NOT applicable.

BUSINESS RATES

For the year 2023/24 approximately £27,904 payable (the new Rateable Value being £54,500).

SERVICE CHARGE

Currently £14 per sq ft per annum. No VAT.

ENERGY PERFORMANCE

EPC Asset Rating = 62 (Band C).



FURTHER DETAILS

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



Important Notice

Field & Sons for themselves and for their clients of this property whose agents they are give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

10 ARTHUR STREET – LOCATION PLAN

