

# 39 Ludgate Hill

---

Newly refurbished offices to let covering the entire first floor of this attractive period building. The space benefits from CAT 6 fitted cabling, excellent ceiling height, superb natural light and air-conditioning.

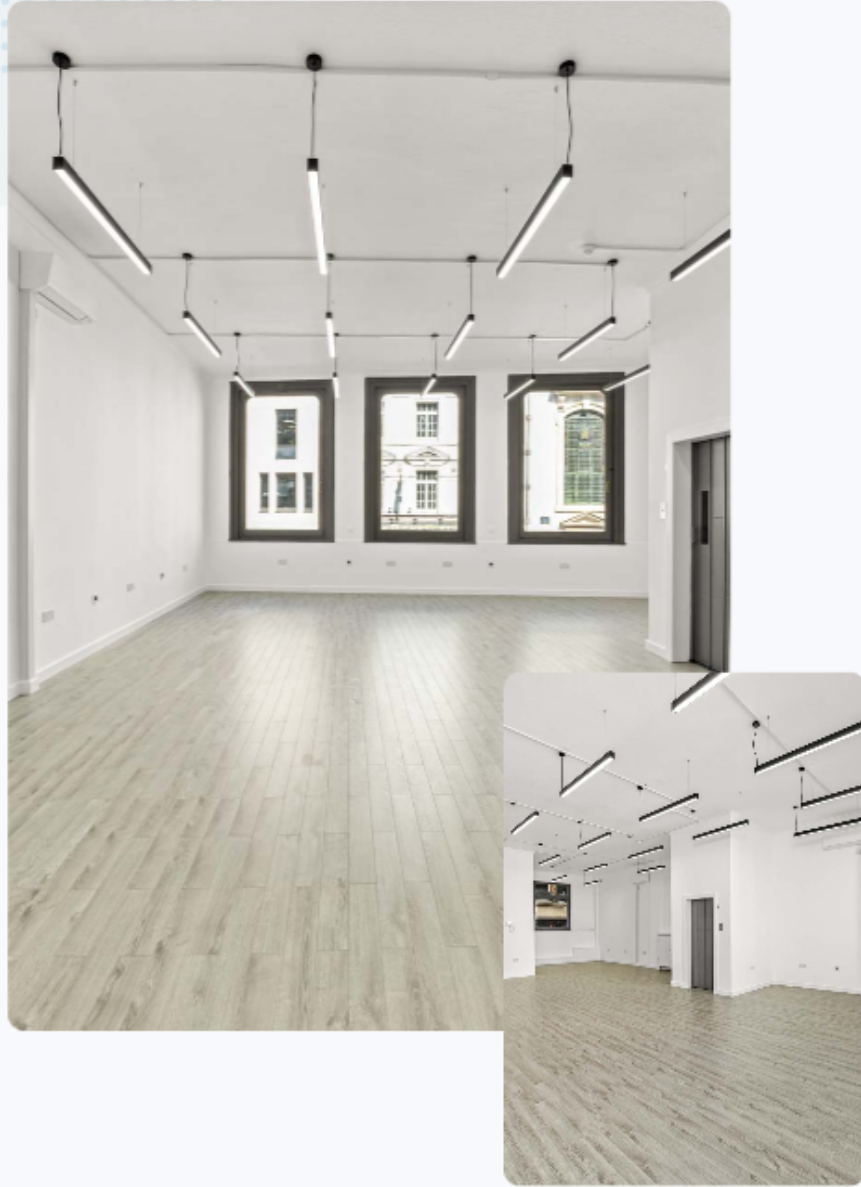
The property is located on Ludgate Hill near to the corner of Pilgrim Street between St.Paul's and Ludgate Circus. St.Paul's (Central line), Blackfriars (Circle and District lines), underground stations and City Thameslink (mainline) are all within easy walking distance.



---

## 39 Ludgate Hill

London, EC4M 7JN



## LEASE TERM

Available by way of a new lease direct from the Landlord.

## SPECIFICATION

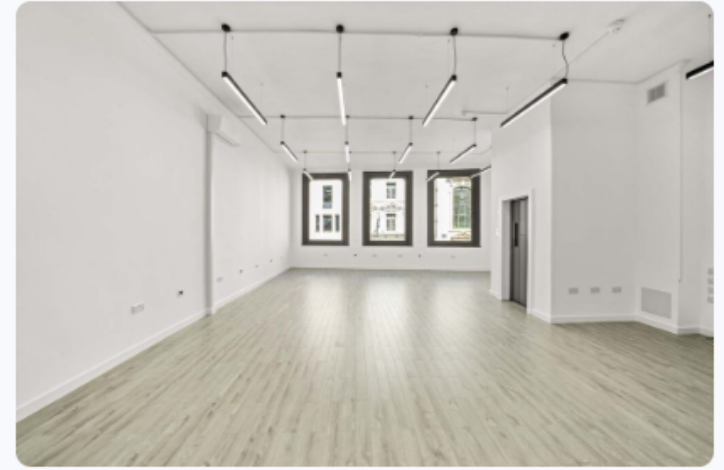
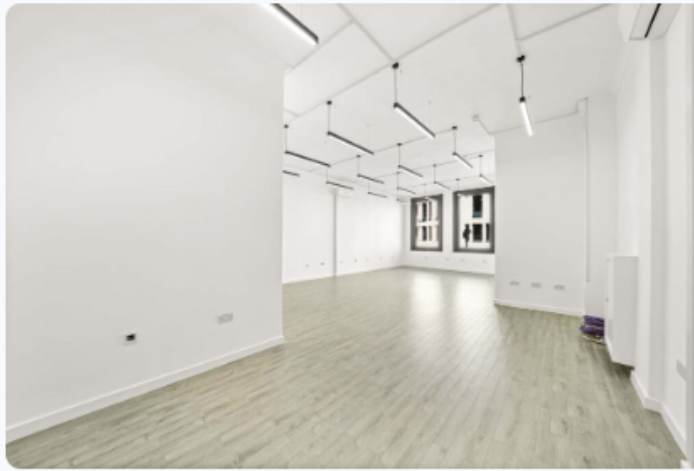
- Air Conditioning
- Attractive Period Property
- CAT 6 cabling
- Category 2 Lighting
- Central Heating
- Entry Phone System
- Good Natural Light
- Passenger Lift
- Walking Distance From Tube Station
- Open Plan efficient floor plate
- EPC - D (79)

## AVAILABILITY

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	800	£35	£12.60	c. £5	c. £42,000	Available

# 39 Ludgate Hill

London, EC4M 7JN



# 39 Ludgate Hill

London, EC4M 7JN





## Contact

Harry James

020 7993 8075

[hj@theworkplacecompany.co.uk](mailto:hj@theworkplacecompany.co.uk)

---

Will Burchnall

020 3904 7724

[wb@theworkplacecompany.co.uk](mailto:wb@theworkplacecompany.co.uk)

---

2nd Floor, 112 Clerkenwell Road, London, EC1M 5SA

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT

# 39 Ludgate Hill

London, EC4M 7JN