



**STIRLING  
ACKROYD**

## **FOR SALE**

**6-9 Bridgewater Square,  
London, EC2Y 8AG**

**2,664 sq ft**

**2,664 square foot self-  
contained ground and  
basement office for sale,  
located opposite The  
Barbican**



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**





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## Description

A 2,664 square foot office ideally located opposite The Barbican. The property is situated on the lower ground floor, with additional sub basement storage.

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## Location

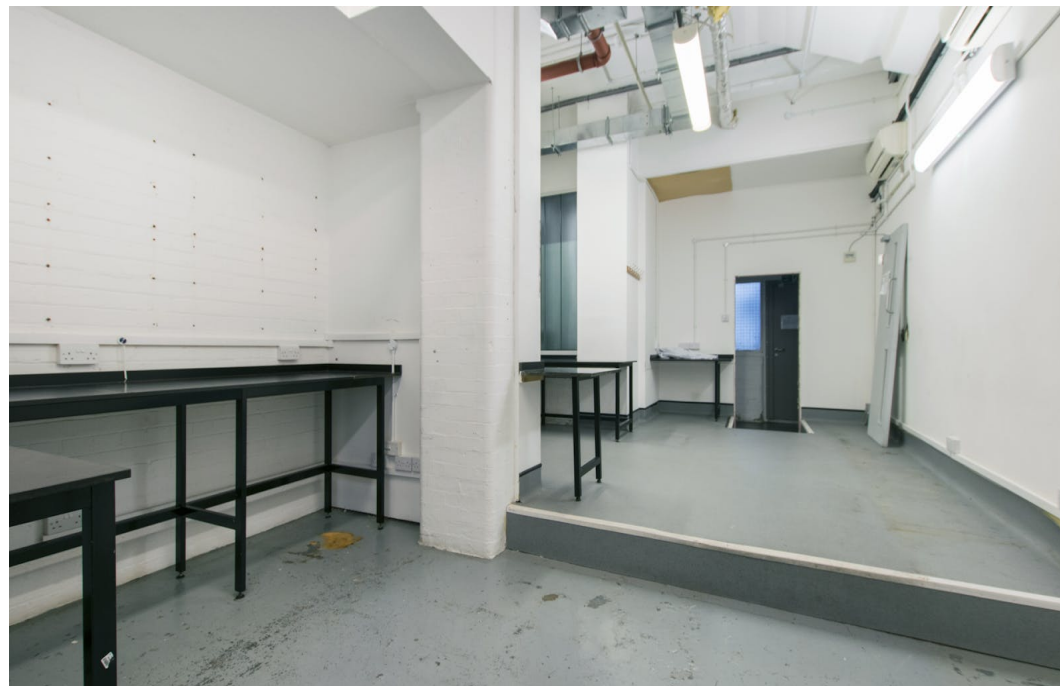
This self contained office has its own street entrance and is centrally located between Aldersgate Street and Golden lane, and is just a few minutes walk away from Barbican underground Station.

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## Key points

- Ground floor - 421 sq ft, Lower ground floor - 2,243 sq ft
- Air conditioning (heating and cooling) to main areas
- Alarm unit
- Self contained with 3m high ceilings
- Own entrance from street with entrance hall
- WC and showers
- Server room
- DDA compliant WC on ground floor





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## Accommodation

Name	sq ft	sq m	Tenure	Availability
Ground	421	39.11	For Sale	Available
Lower Ground	2,243	208.38	For Sale	Available

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## Rents, Rates & Charges

Price	£750,000
Rates	£8.10 per sq ft
Service Charge	£6,854.73 per annum
VAT	To be confirmed
EPC	On application

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## Viewing & Further Information



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

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