# **Daniel Watney**



# **1-3 Pemberton Row**

#### London, EC4A 3BG

Striking property in the heart of EC4.

Size: 1,320 sq ft

Rent: £39.50 - £67.50 per sq ft

Service Charge: £16.19 per sq ft (24/25)

Business Rates: £13.22-£21.16 (Estimated 2024)

Terms: New FR & I lease direct from the Landlord.

- Fully fitted;
- Generous floor to ceiling height;
- Good natural light;
- Fully accessible raised floors;
- 2x10 Person passenger lifts;

Interested? Request more information.

# 020 3077 3456 comagency@danielwatney.co.uk

Office

To Let

#### Description

1-3 Pemberton Row is a striking property in the heart of EC4 offering modern office accommodation.

The 3rd floor has recently been fully fitted providing open plan desks, meeting rooms, zoom booths, break out areas and a kitchen. The reception has also been refurbished, with new bike racks and showers installed in the basement.

The LG is fully fitted providing desks, meeting rooms and kitchen / break out.

#### Location

The property is located on Pemberton Row to the east of Fetter Lane and north of Fleet Street, approximately a 5 minute walk from Chancery Lane (Central) and City Thameslink (National Rail).

The area boasts ample open spaces with Lincoln's Inn Fields and Inner Temple Garden both a short walk. Fleet Street and Chancery Lane offer numerous cafes and restaurant and Leather Lane market is less than 5 minutes walk.

#### Accommodation

The accommodation comprises of the following;

	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Зrd	4,554	423.08	£67.50	£21.16	£16.61	Under Offer
Lower Ground - Front	1,320	122.63	£39.50	£13.22	£16.61	Available

Total 5,874 545.71 £53.50 £17.19 £16.61

#### Specification

- Fully fitted 3rd and lower ground floors;
- New four pipe fan coil air conditioning;
- Metal tiled suspended ceiling;
- LG7 lighting;
- Raised floors;
- 2x passenger lifts; and
- Cycle storage and shower facilities.

#### Viewings

**Ross Crummey** 

07714956016 rcrummey@danielwatney.co.uk

### Bethan McMurrough

07730212417 bmcmurrough@danielwatney.co.uk

## James Little

07510926395 jlittle@danielwatney.co.uk

Daniel Watney LLP themselves and for the vendors or lessors of this property whose agents they are, have taken all reasonable steps to ensure the accuracy of these particulars which are a general outline only and do not constitute the whole or any part of an offer or contract. The information is given in all good faith but intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely. Daniel Watney LLP is a limited liability partnership regulated by RICS. A list of members is available at our registered office Registered in England. Registered number OC356464. Registered office as address. Generated on 18/10/2024





