



1 Bell Yard

London, WC2A 2JR

Attractive office space within a Grade II Listed Midtown building.

Size:

1,775 sq ft

Rent:

£39.50 per sq ft

Service Charge:

£8.29 per sq ft (2021/2022)

Business Rates:

£19.40 per sq ft (Estimated 2023)

Terms:

New FR & I leases on flexible terms for 12 months+

Possession:

Available Immediately

- Grade II listed building
- Views over Fleet Street & Royal Courts of Justice
- Period features
- Original timber sash windows
- Light touch redecoration

Interested?

Request more information.

020 3077 3456

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Description

1 Bell Yard is an impressive Grade II Listed Italianate corner building. The first floor offices consists of a variety of rooms linked by a central corridor providing both open plan and dedicated meeting/office spaces. There is a small kitchenette and toilets. The third floor offices comprises of open plan space with three small offices, a kitchenette and toilets.

Location

Located adjacent to the Royal Courts of Justice and opposite the Temple Inns, the property benefits from a wealth of local amenities for occupiers including Pret A Manger, Itsu, Fleet Street Press, Tesco Metro, a number of bars and pubs including The Old Bank of England, Ye Olde Cock Tavern and Baranis.

Accommodation

	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)
3rd	1,775	164.90	£39.50 per sq ft	£19.18	£8.29
1st	1,773	164.72	£39.50 per sq ft	£19.93	£8.29

Specification

- Underfloor trunking;
- Cat II lighting;
- Heating and cooling systems;
- Seperate male and female WCs;
- Video entry phone;
- Kitchenette;
- Ornate staircase; and
- Passenger lift.

Viewings

Viewings to be arranged with the sole agents.

EPC

D-93

Business Rates

Rates payable: £19.40 per sq ft

(Estimated 2023)



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