

# 5 PEMBERTON ROW

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LONDON EC4

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## DESCRIPTION



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This attractive self-contained building has been newly refurbished to a high specification. The comprehensive renovation is design-led to provide a stunning period building with modern interiors. Arranged over four stories with lower ground floor, this Grade II listed building benefits from a large private roof terrace on the 3rd floor and stunning natural light throughout. There is a small private courtyard to the front which is soon to have bike storage installed.

Each floor has modern fixtures and fittings incorporating attractive suspended spaceline Marlow designed lighting and bespoke Maple batten entrance foyers. WC's are located off the staircase, with 2 WC's having shower facilities. There is a kitchen in the lower ground floor and each floor has the infrastructure to install tea points/kitchens.



3RD FLOOR TERRACE

TO LET

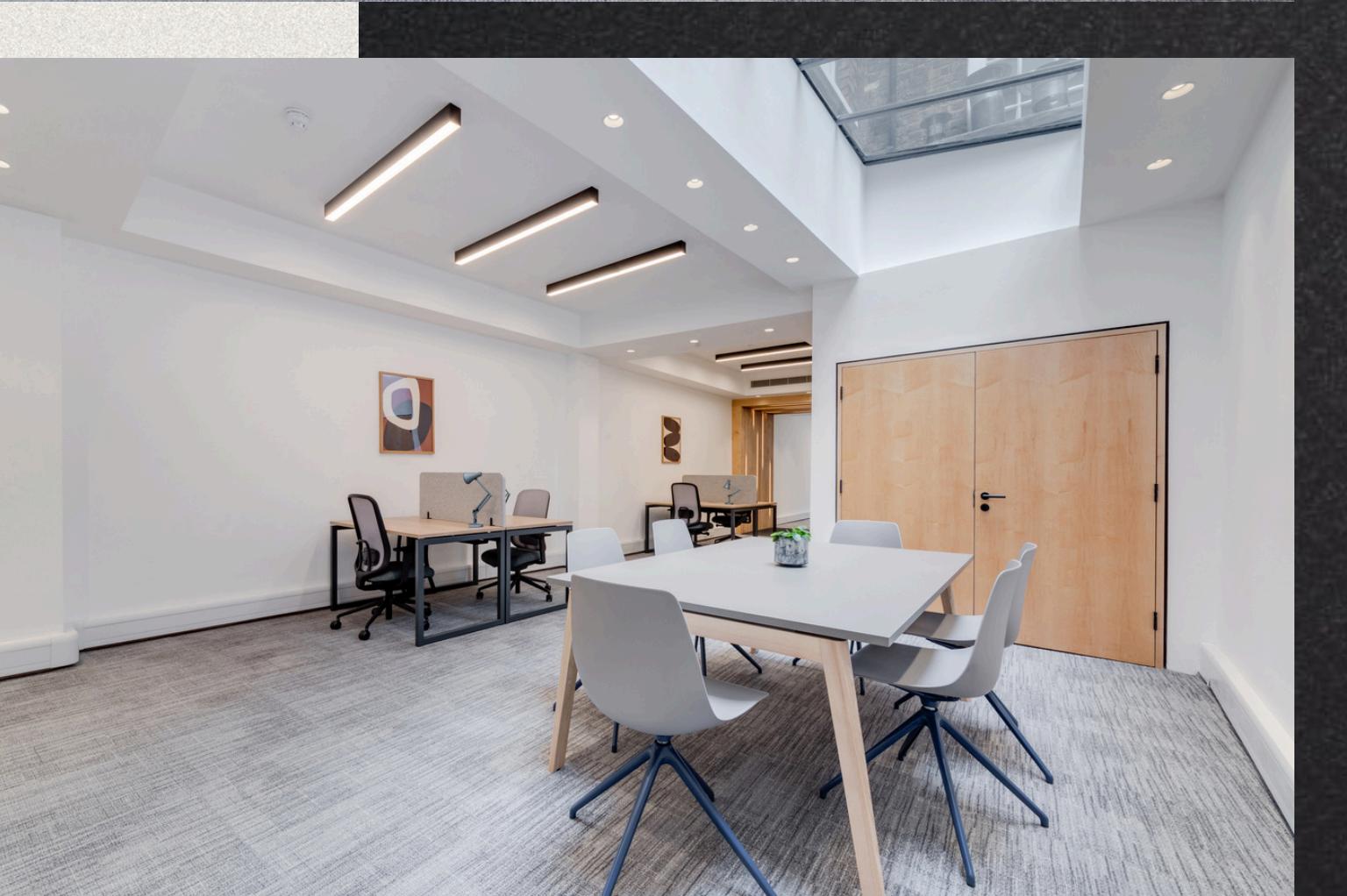
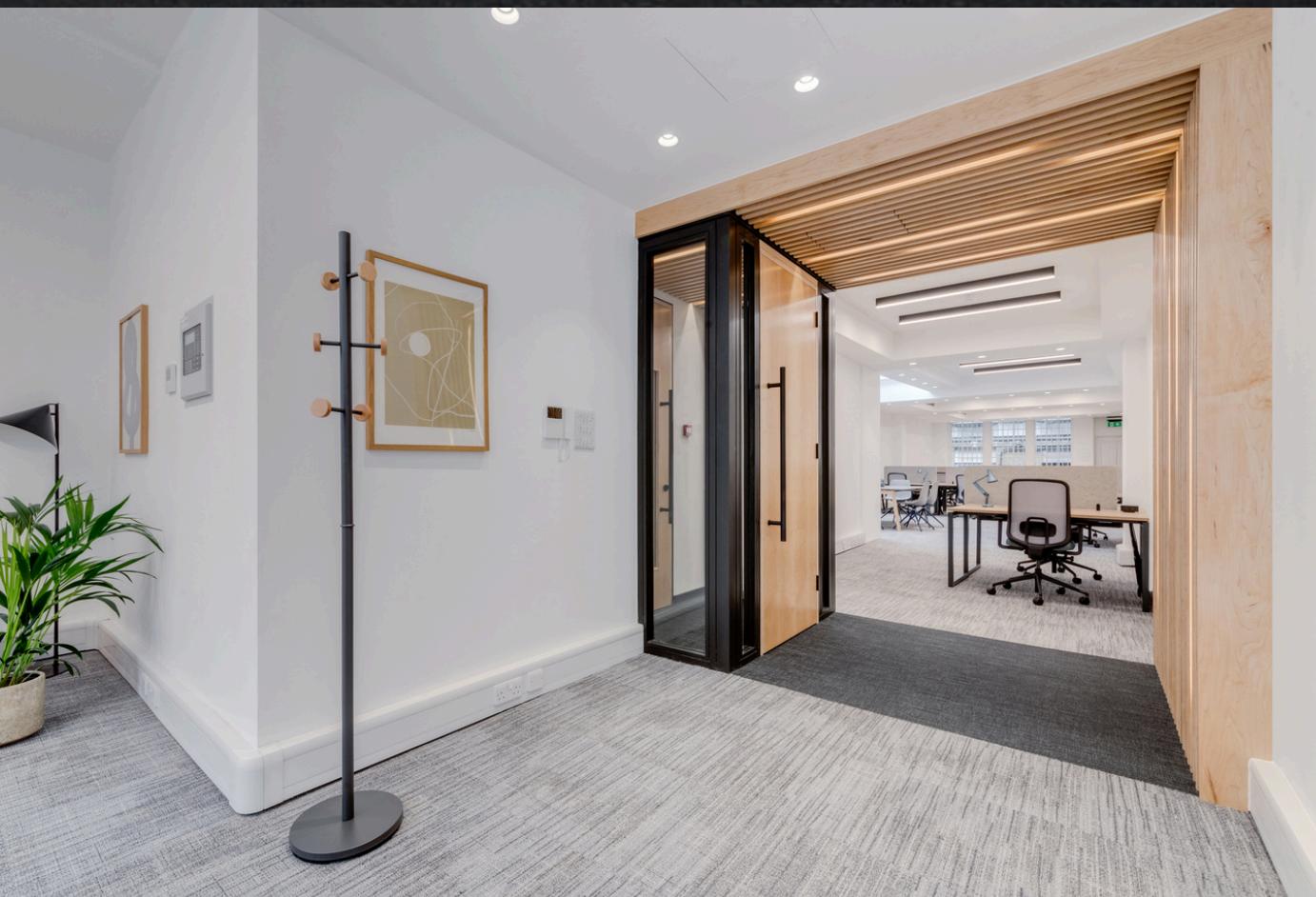
PRESTIGIOUS SELF-CONTAINED BUILDING IN  
THE CITY OF LONDON  
SUITABLE FOR BUSINESS CLASS E  
(OFFICES, MEDICAL, CLINICAL, RETAIL ETC.)

4,591 SQFT

5 PEMBERTON ROW

## SPECIFICATIONS

- New Design-led Refurbishment Throughout
- Slatted Timber Design Within
- Large Private Terrace (3rd Floor)
- Air Conditioning
- Passenger Lift
- Fitted Kitchen (Lower Ground Floor)
- Capped Off Services On Each Floor
- Fitted WC's And Showers Throughout
- Stunning Period Building With Modern Interiors
- Superb Natural Light
- Set Around Iconic London Square
- Bike Storage to be installed
- LED Lighting



\*FORMER FITTED AND FURNISHED PHOTOS OF THE GROUND FLOOR.

CAT A+ DELIVERY IS AVAILABLE ON EACH FLOOR.



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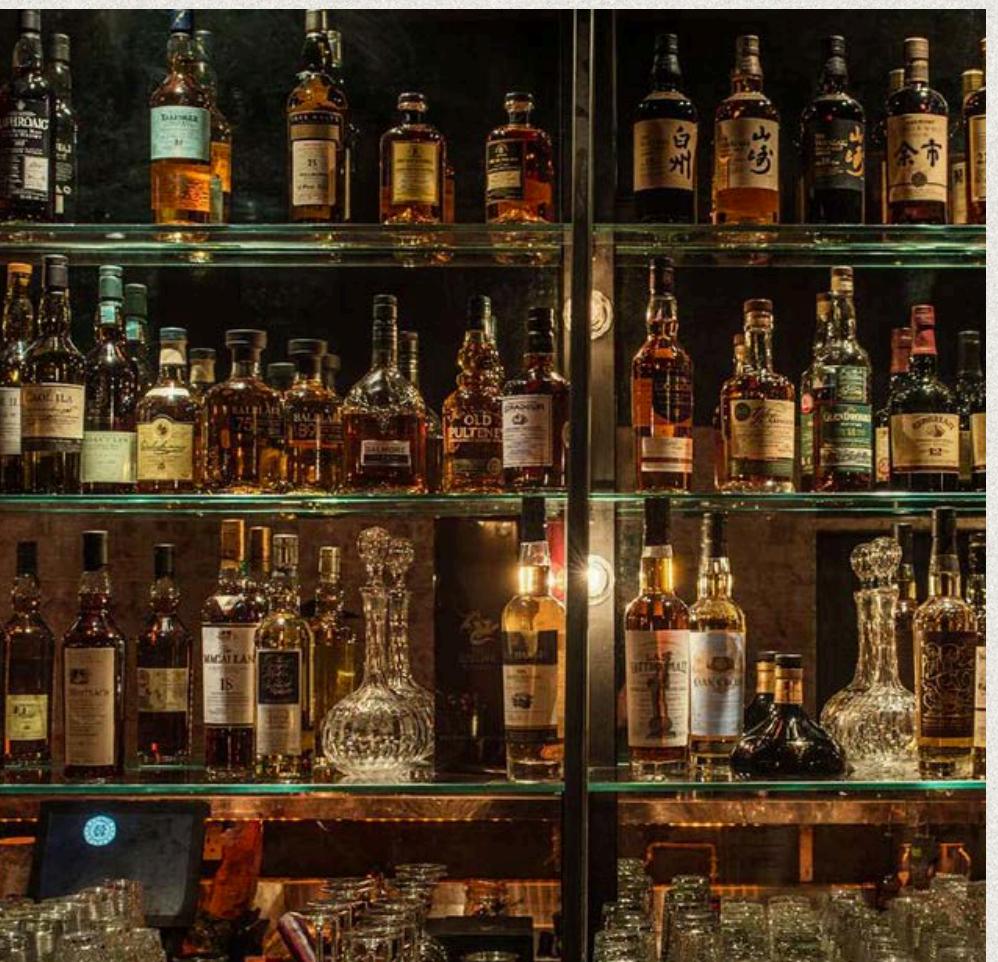
5 PEMBERTON ROW



## LOCATION



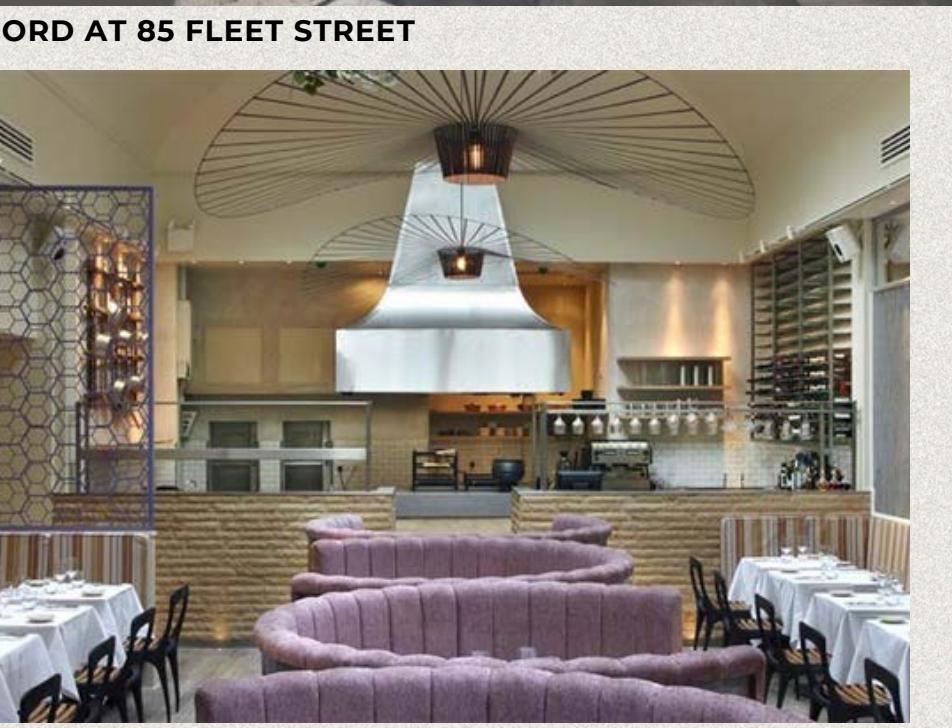
GAUCHO AT 125 CHANCERY LANE



HARRILD AND SONS



CORD AT 85 FLEET STREET



CIGALON

## LOCATION

The property is situated along Pemberton Row and opposite New Street Square, nearby to both Fleet Street and Fetter Lane.

The area synonymous with legal practice and the next-door building is the birthplace of the first comprehensive English dictionary, otherwise known as Dr. Johnson's House one of the earliest residential houses in the City of London, built in the 17th Century.

The building is Grade II listed falls within the Fleet Street Conservation Area.

The building boasts fantastic connectivity with underground stations Chancery Lane (0.3 miles, Central Line), London Blackfriars (0.4 miles, District and Circle Lines – and Overground services) and Farringdon Station (0.3 miles) that also offers access to the new Elizabeth Line (Crossrail).

## CONNECTIONS

5 MINS to CHANCERY LANE



6 MINS to CITY THAMESLINK



Circle Line,  
District Line

9 MINS to BLACKFRIARS



Central Line

10 MINS to ST PAUL'S



Central Line

10 MINS to FARRINGTON

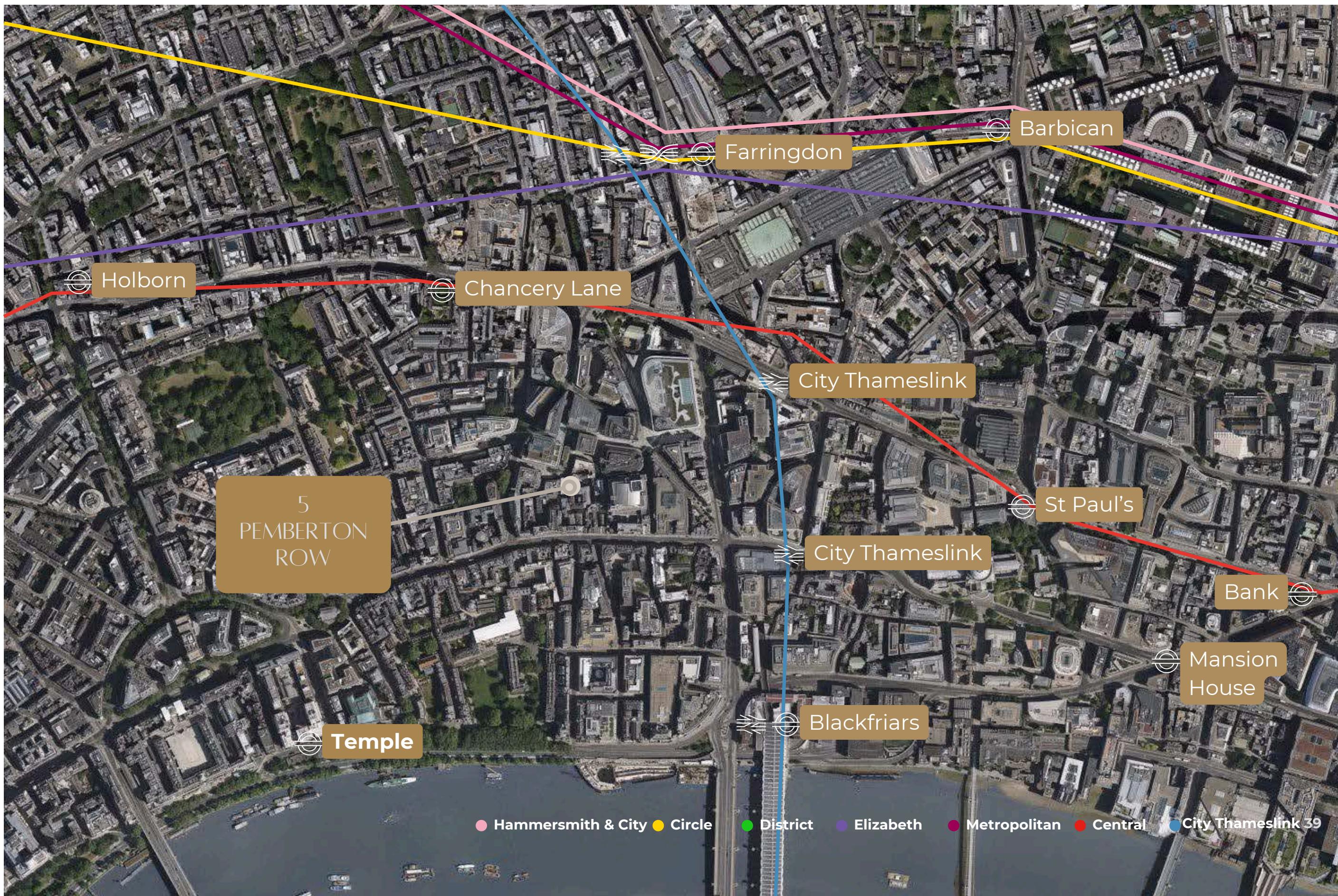


Elizabeth Line,  
Hammersmith &  
City Line, Circle  
Line, District Line,  
Metropolitan Line

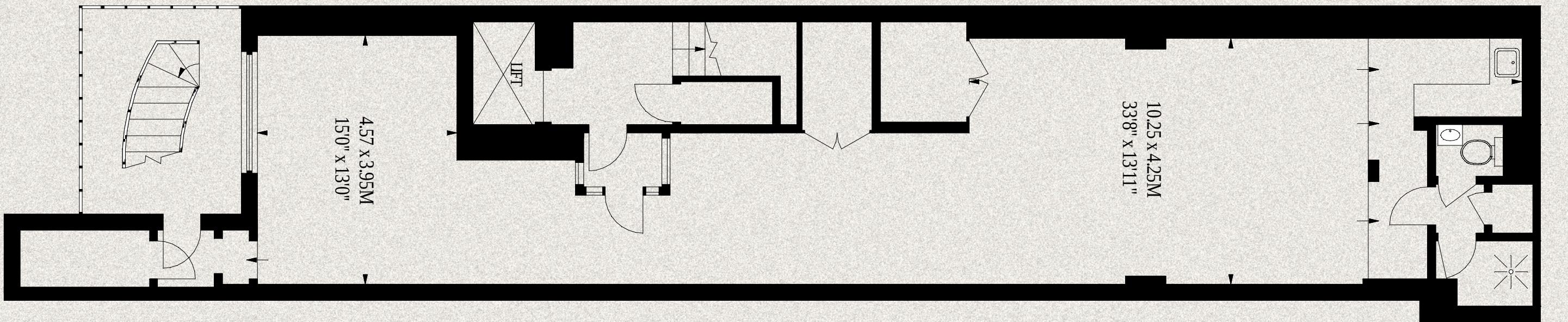
14 MINS to HOLBORN & THAMES CLIPPER



Central Line

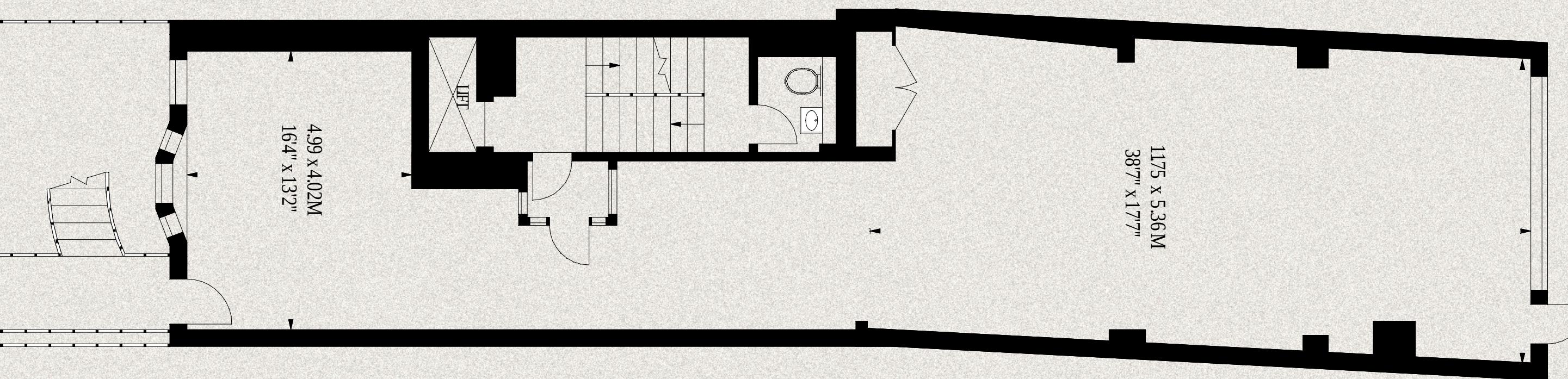


FLOOR  
PLANS



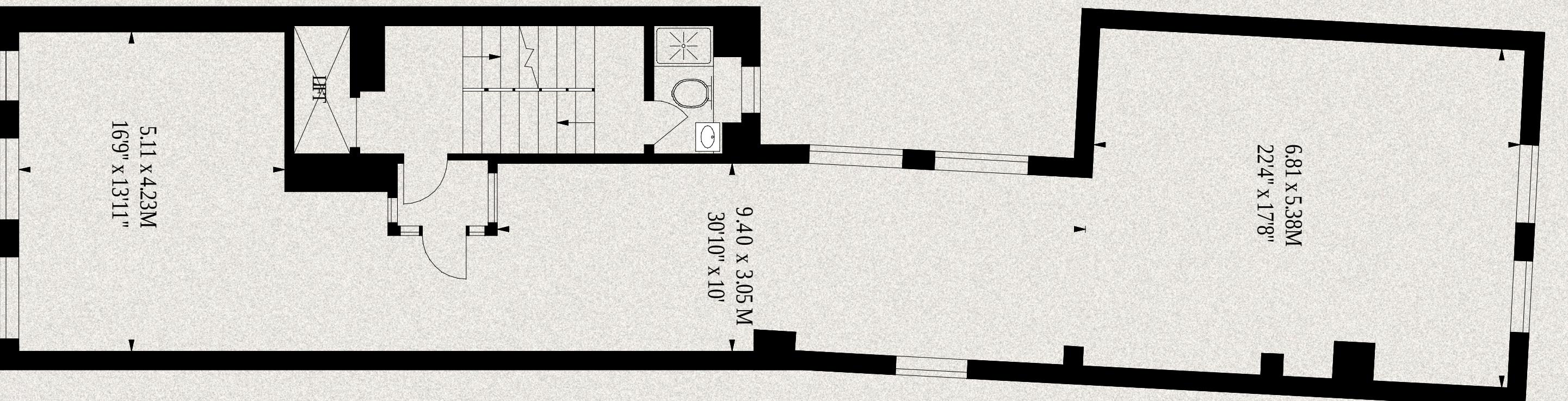
LOWER GROUND  
FLOOR

Net Internal Area  
93 SQM/ 1,001 SQFT



GROUND FLOOR

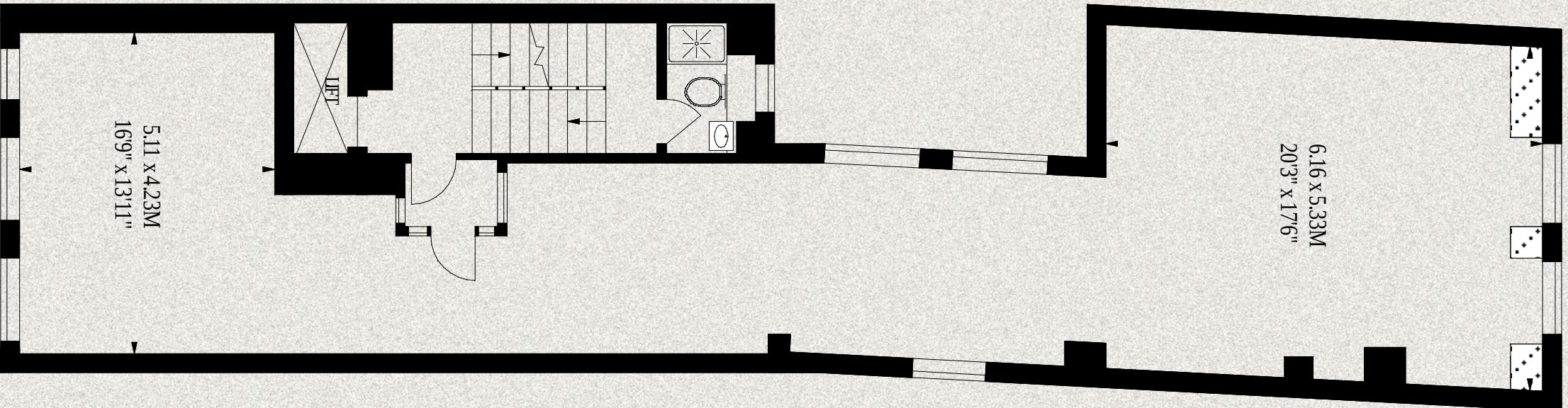
Net Internal Area  
105.40 SQM/ 1,134 SQFT



FIRST FLOOR

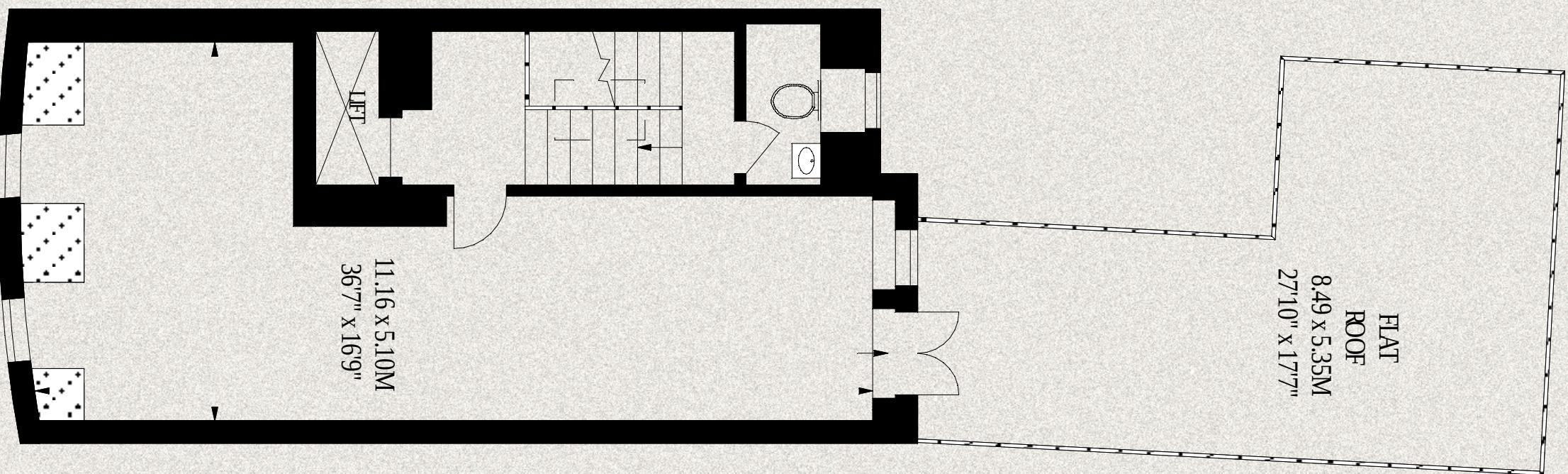
Net Internal Area  
96.50 SQM/ 1,038 SQFT

## FLOOR PLANS



## SECOND FLOOR

Net Internal Area  
92.20 SQM/ 992 SQFT



## THIRD FLOOR

Net Internal Area  
39.60 SQM/ 426 SQFT

Floor	Lower Ground	Ground	First Floor	Second Floor	Third Floor	Total
<b>Size SQFT</b>	1,001	1,134	1,038	992	426	<b>4,591</b>
<b>Size SQM</b>	93	105.40	96.50	92.20	39.60	<b>426.70</b>

## ACCOMMODATION

FLOOR AREAS  
(Areas are approximate)

Floor	Lower Ground Courtyard	Third Floor Flat Roof	Total
<b>Size SQFT</b>	106	330	436
<b>Size SQM</b>	9.90	30.70	40.60

## OUTSIDE SPACE

## LEASE

New effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## RENT

£195,000 PAX.

Please note that individual floors can be taken, subject to negotiation.

## ESTIMATED RATES PAYABLE

£58,422 per annum exclusive. All interested parties are advised to make their own enquires.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

C Rating - 58.

## SERVICE CHARGE

Not applicable on whole building.

## FLOOR PLANS

Available on request.

## CONTACT US

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RIB

ROBERT IRVING BURNS

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. August 2025