

5 PEMBERTON ROW

— LONDON EC4 —

DESCRIPTION

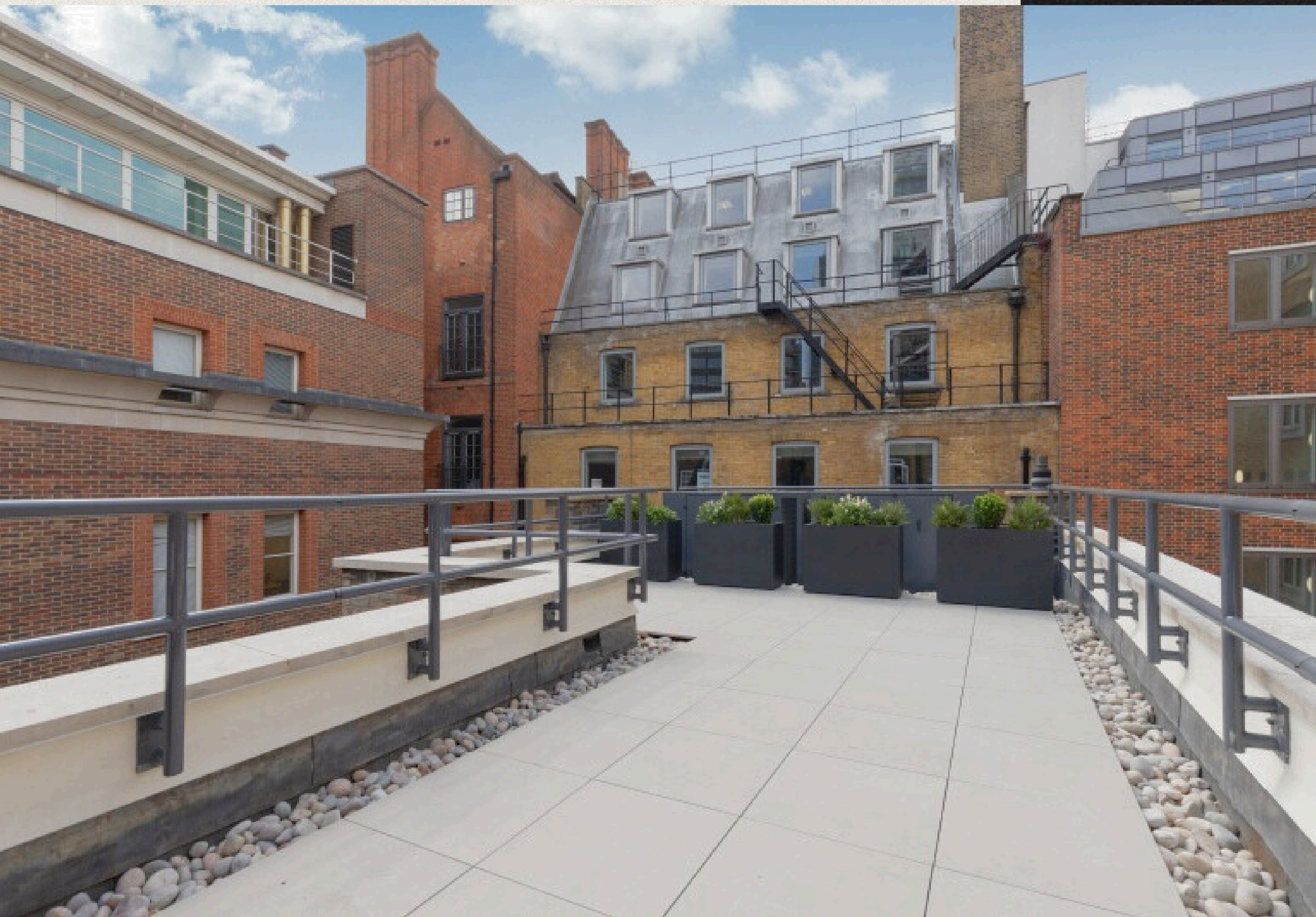


DESCRIPTION

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 battened 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.

5 PEMBERTON ROW



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

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- 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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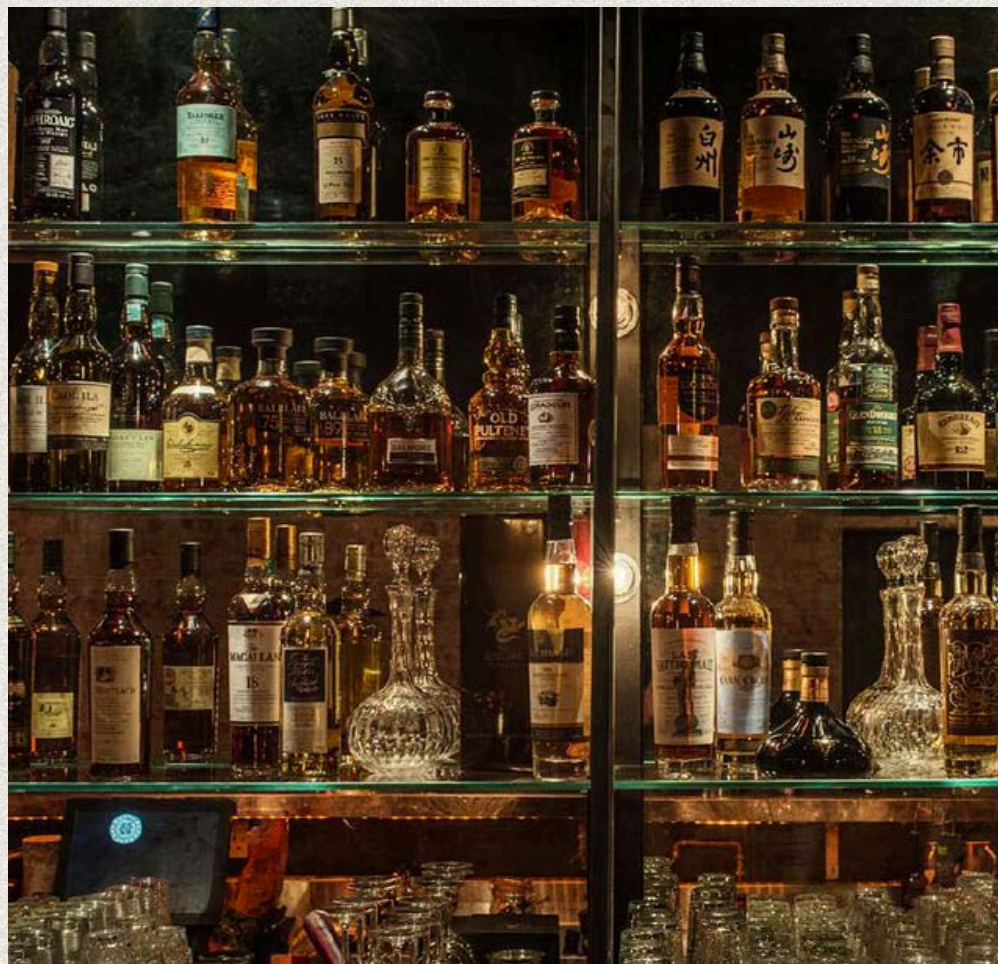
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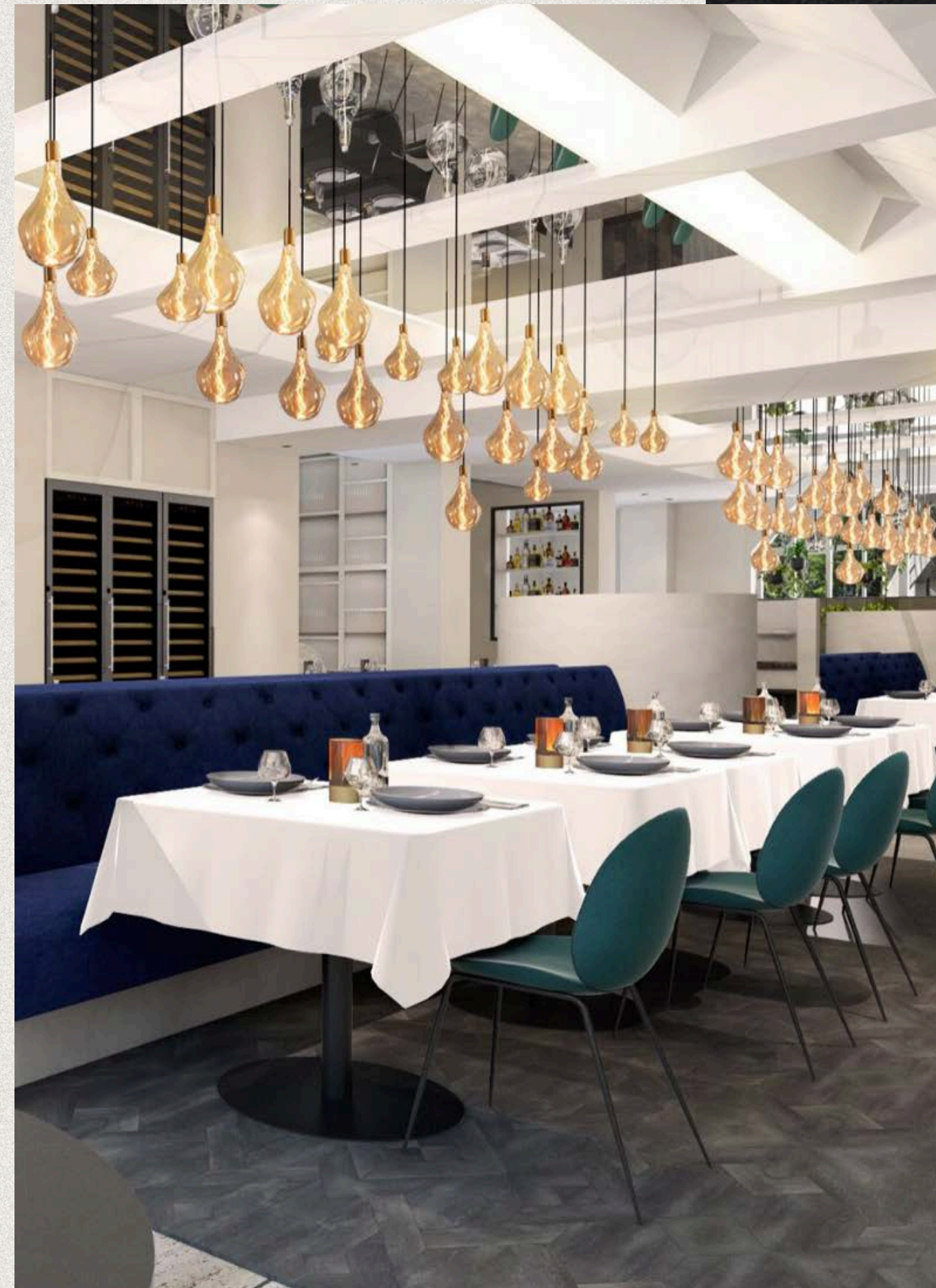
LOCATION



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 (0.3miles, 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


- 14

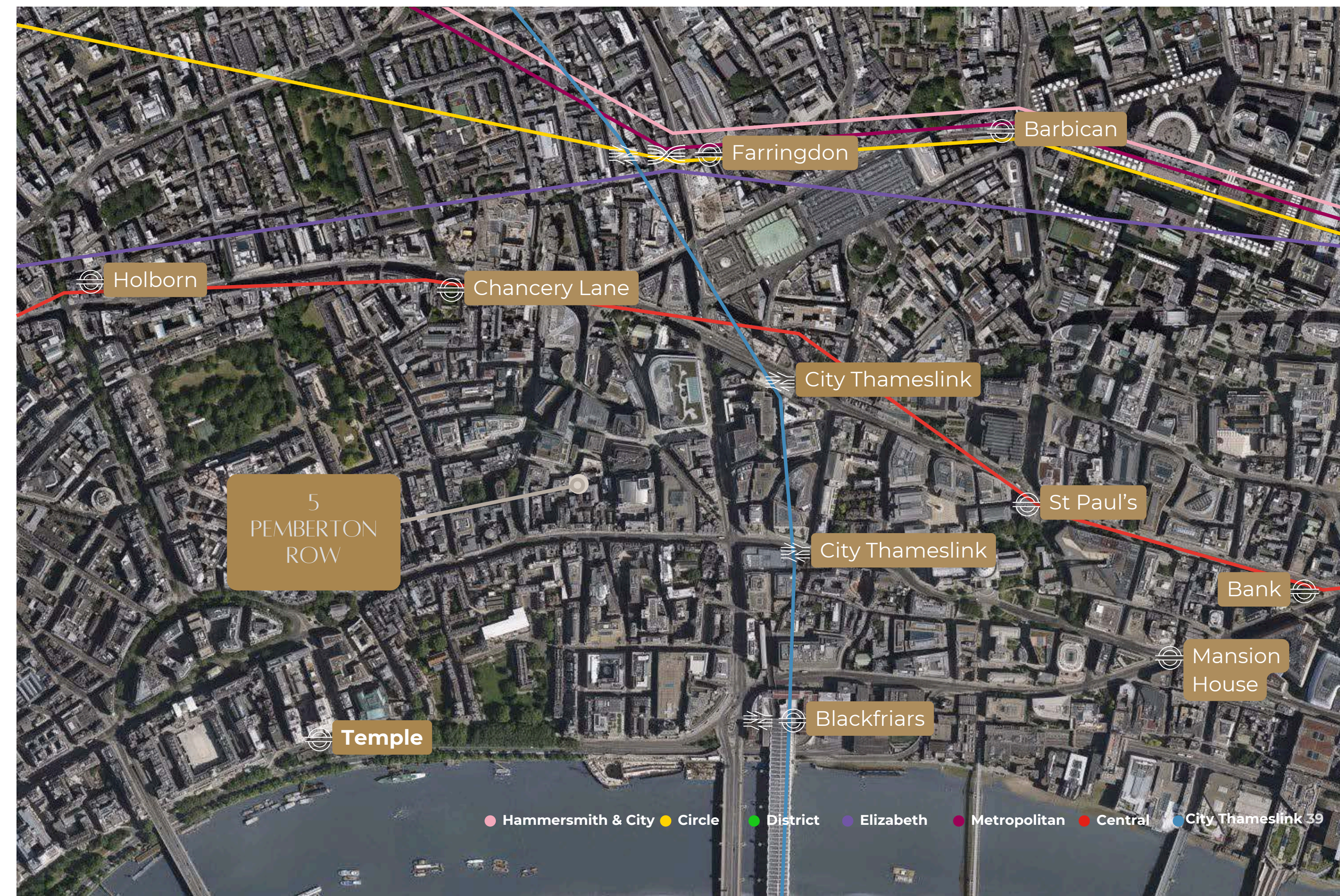
MINS

to

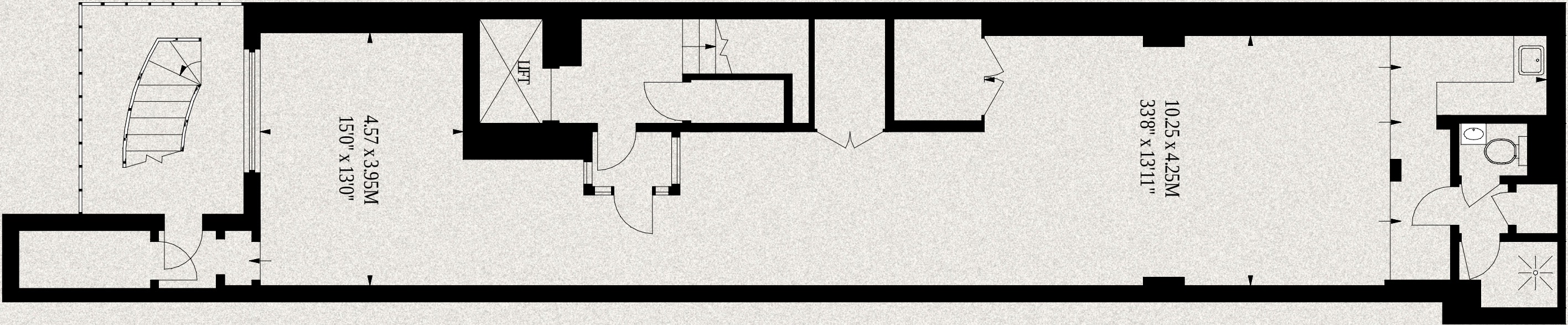
HOLBORN &
THAMES CLIPPER



Central Line

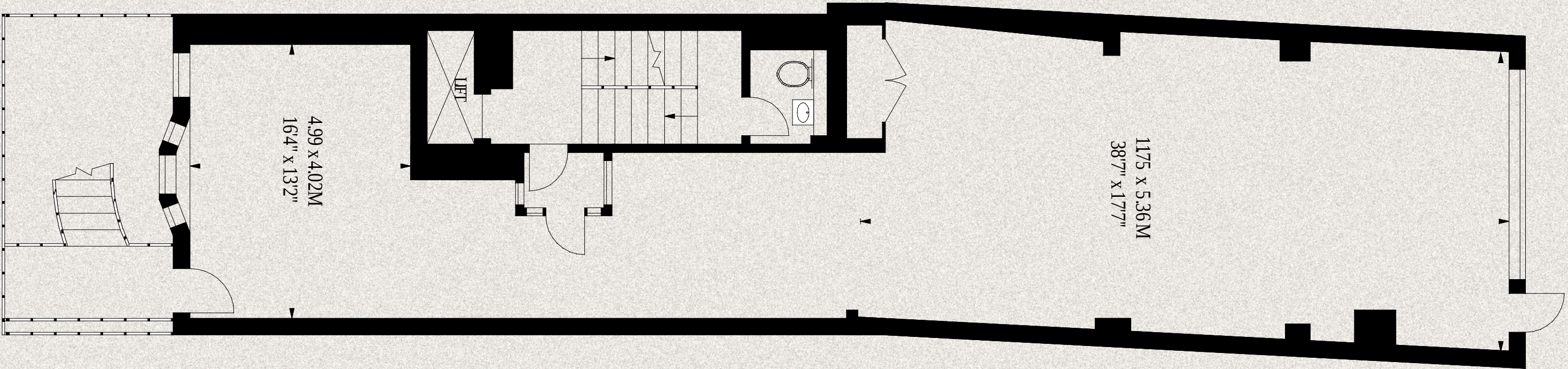


FLOOR
PLANS



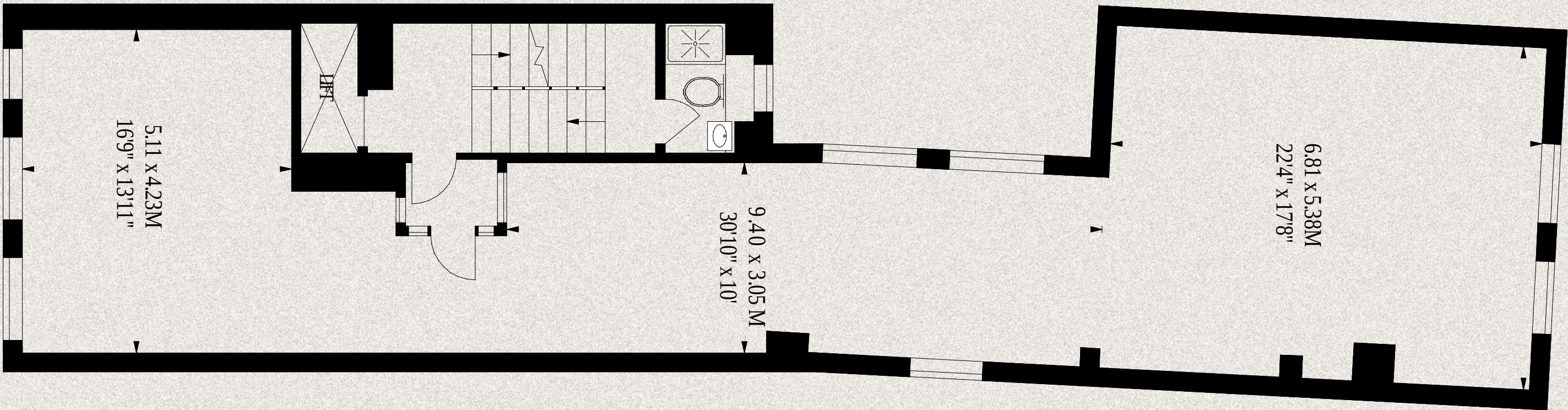
LOWER GROUND
FLOOR

Net Internal Area
93 SQM/ 1,001 SQFT



GROUND FLOOR

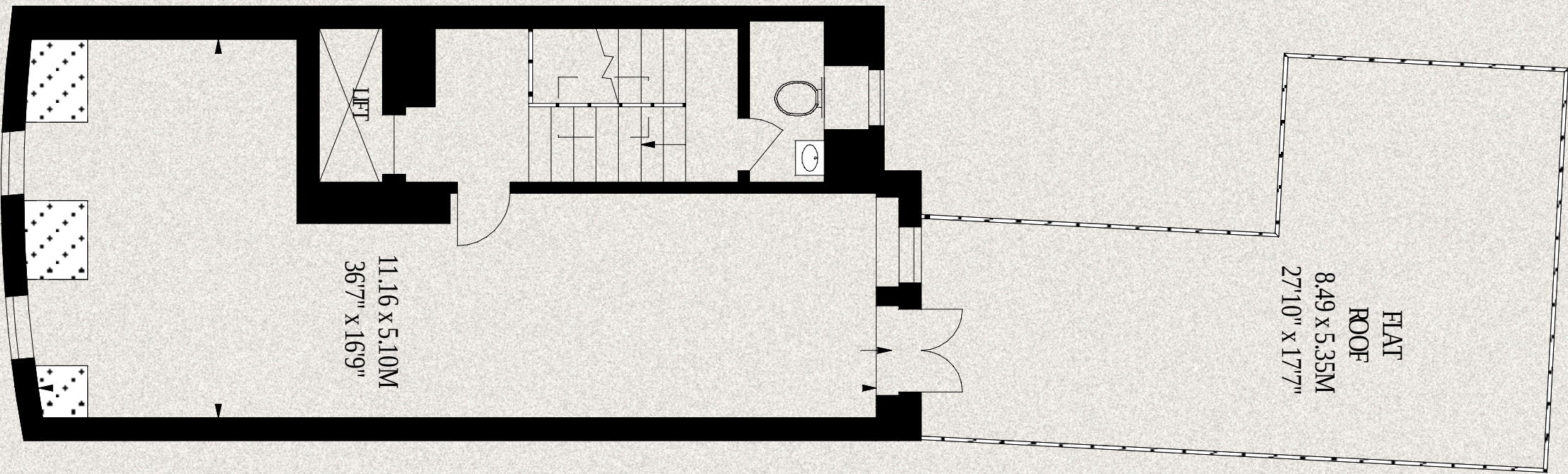
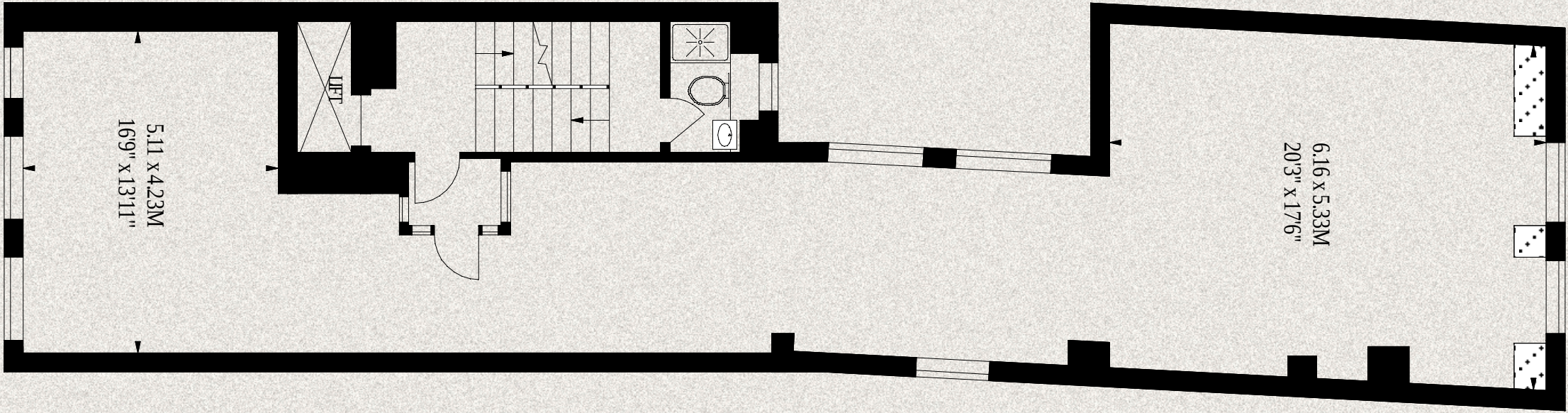
Net Internal Area
105.40 SQM/ 1,134 SQFT



FIRST FLOOR

Net Internal Area
96.50 SQM/ 1,038 SQFT

FLOOR
PLANS



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

| Floor | Lower Ground Courtyard | Third Floor Flat Roof | Total |
|-----------|------------------------|-----------------------|-------|
| Size SQFT | 106 | 330 | 436 |
| Size SQM | 9.90 | 30.70 | 40.60 |

SECOND FLOOR

Net Internal Area
92.20 SQM/ 992 SQFT

THIRD FLOOR

Net Internal Area
39.60 SQM/ 426 SQFT

ACCOMMODATION

FLOOR AREAS
(Areas are approximate)

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

TOM D'ARCY

020 7927 0648

Thomas@rib.co.uk

JIM CLARKE

020 7927 0631

Jim@rib.co.uk

BEN KUSHNER

020 7927 0637

Ben.k@rib.co.uk

MATTHEW MULLAN

020 7927 0622

Matthewm@rib.co.uk



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