



**STIRLING  
ACKROYD**

**TO LET / FOR SALE**

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

2,664 sq ft

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



**VIDEO TOUR**

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





---

## 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.

---

## Location

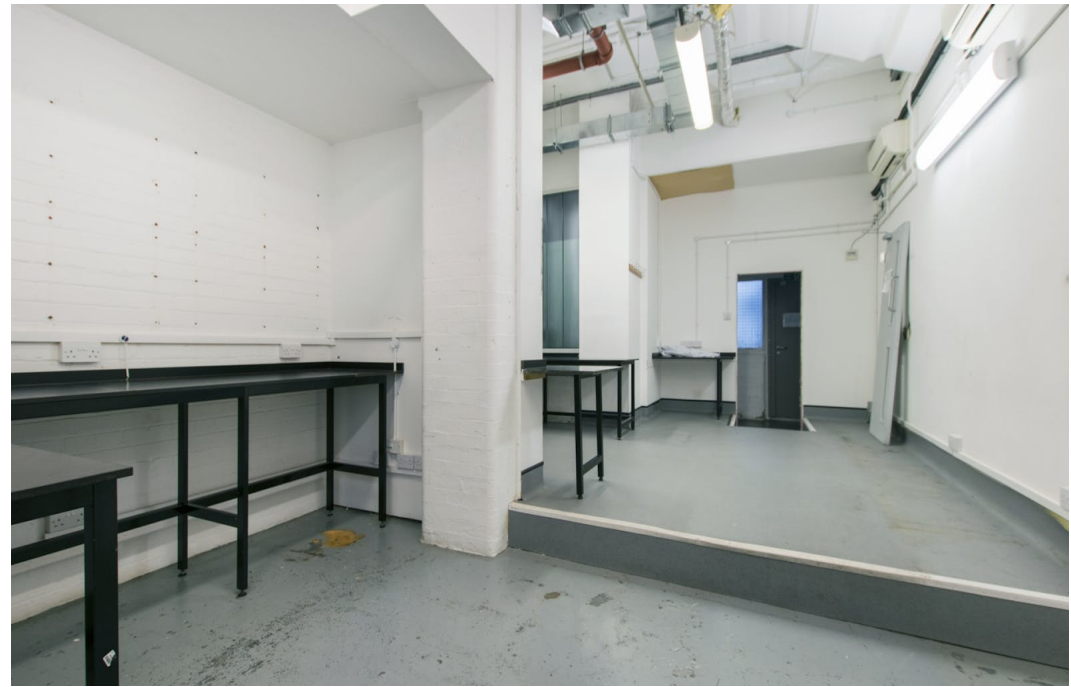
This self contained office has its own street entrance and is centrally located between Aldersgate Street and Golden lane, and is just a few minutes walk away from Barbican underground Station.

---

## 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





## Accommodation

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

## Rents, Rates & Charges

Lease	New Lease
Rent	£55,000 per annum
Price	£800,000
Rates	£8.10 per sq ft
Service Charge	£6,854.73 per annum
VAT	To be confirmed
EPC	On application

## Viewing & Further Information



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



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com

**Rachel Kiddie (Deleted)**  
020 3967 7628  
rkiddie@stirlingackroyd.com



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

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

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 19/07/2024