



**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



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.

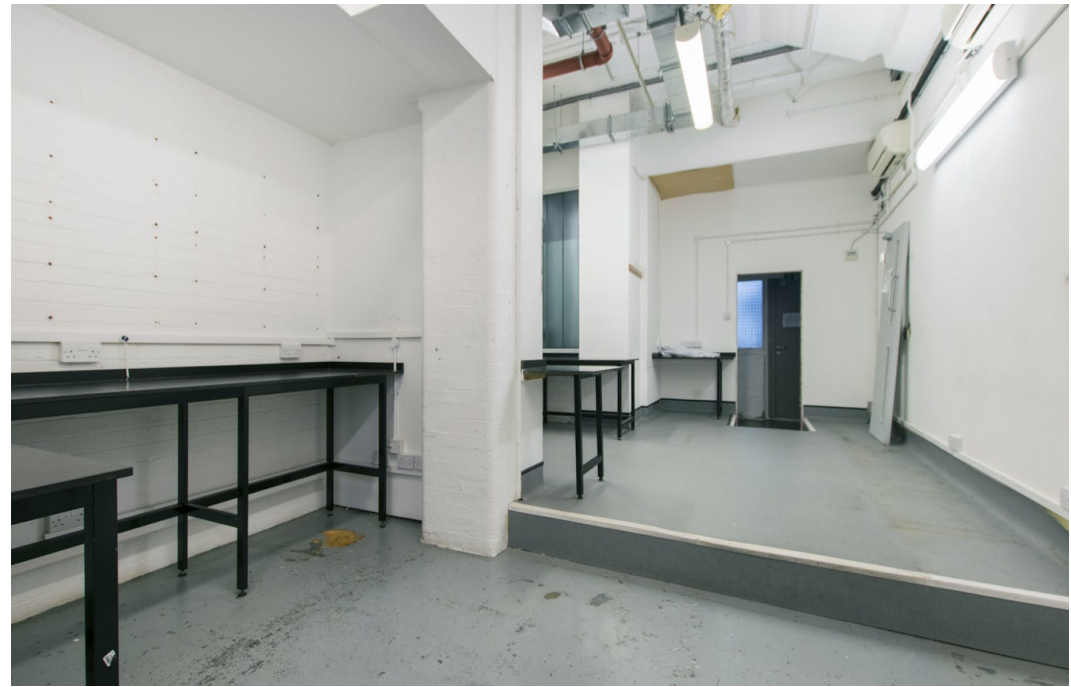
Location

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



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