



# 19 Great Winchester Street London, EC2N 2JA

# Self-contained Lower Ground and Ground Fitted Office Suite Available in boutique City office.

1,547 sq ft

(143.72 sq m)

- Self-contained Lower Ground and Ground Floor unit totalling 1,547 sq ft
- Own dedicated entrance directly off of Great Winchester Street
- Good quality fit out in situ
- Abundance of natural light throughout
- Pre-installed fibre
- Showers & secure cycle storage
- EPC Rating B (40)

- Flexible lease terms available
- Nearest stations: Liverpool Street, Bank & Moorgate

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#### Summary

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Available Size	1,547 sq ft			
Rent	£77,500 per annum			
Rates Payable	£22.91 per sq ft			
Service Charge	TBC			
Car Parking	N/A			
VAT	Applicable			
Legal Fees	Each party to bear their own costs			
Estate Charge	N/A			
EPC Rating	B (40)			

#### Description

In the centre of the City lies 19 Great Winchester Street, a boutique office building offering a selection of excellent, high-quality office spaces. The building has undergone a thorough renovation to a high standard.

We are offering a unique self-contained Lower Ground and Ground floor office suite that fronts directly onto Great Winchester Street.

#### Location

The building benefits from an excellent location in the heart of the City of London. It is well-connected to public transport, with several underground stations and bus stops within easy walking distance. The property is also surrounded by a range of local amenities, including cafes restaurants, shops and bars providing plenty of options for lunch breaks or after-work socialising.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - LG & G	1,547	143.72	Available
Total	1,547	143.72	







# Viewing & Further Information



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