



## 4 ST PAUL'S CHURCHYARD

### OVERVIEW

---

4 St Paul's Churchyard has undergone an extensive refurbishment to provide a stunning new entrance, best-in-class workspace and luxury end-of-trip facilities.

---

The 3rd floor is 'ready-to occupy' with new fixtures and fittings, whilst the 1st floor is in Category A condition, ready for the incoming occupier to customise.

---

### AMENITIES

---

Newly fitted out and ready-to-occupy (3rd floor)

---

Unique views of St Paul's Cathedral

---

Newly refurbished entrance and common parts

---

Excellent floor to ceiling heights

---

Showers, bike storage and lockers

---

High speed fibre

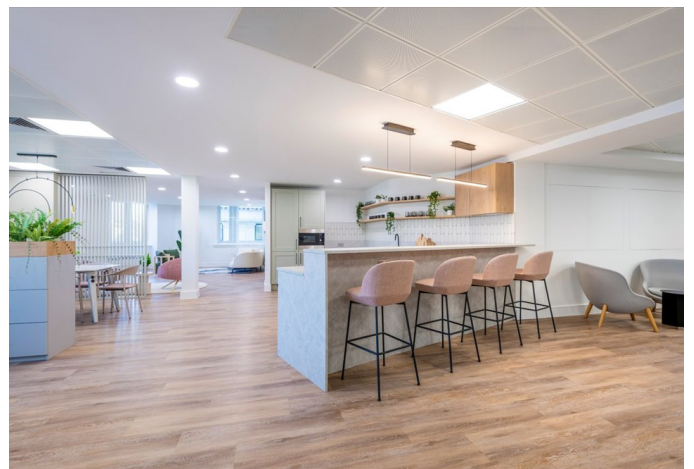
---

Commissionaire

---

Air conditioning

---





## TERMS

New lease direct from the landlord

## SUMMARY

Available Size	2,338 sq ft to 4,734 sq ft
Floor: 3	2,338 sq ft
Floor: 1	2,396 sq ft
Rent	£75.00 to £78.50 per sq ft
Lease	Flexible new lease by arrangement
Business Rates	£18.00 per sq ft
Service Charge	£15.10 per sq ft
VAT	Elected

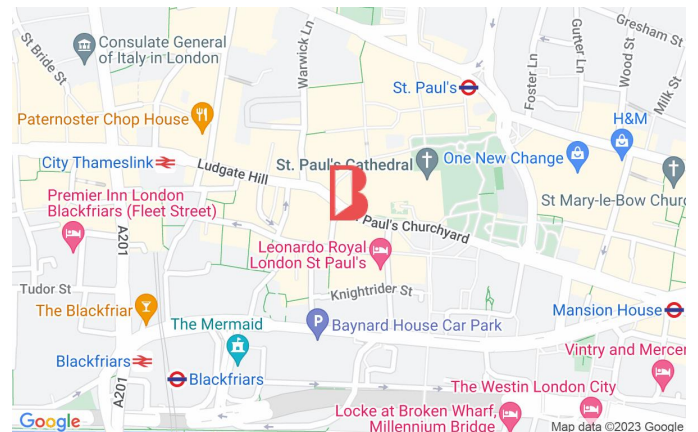
## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### STEPHEN FOSTER

[stephen@bureauoffice.co.uk](mailto:stephen@bureauoffice.co.uk)

+44 (0) 7917 841 891



## LOCATION

The building is ideally positioned amongst excellent amenities and transport links.

Paternoster Square and One New Change are a short walk away, with their renowned restaurant and retail offerings.

Blackfriars Station, St Paul's Underground and City Thameslink are all within a 3 minute walk.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.