

Refurbished fully fitted office space in a prime location.

- Refurbished and fully fitted offices
- LED lighting
- Newly refurbished & manned reception
- Air conditioning
- Fully raised floor
- New shower facilities with cycle storage and lockers
- 2 x 10 person passenger lifts

# 1-3 Pemberton Row

London, EC4A 3BG

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	1,320 to 5,874 sq ft / 122.63 to 545.71 sq m
<b>Rent</b>	£39.50 - £67.50 per sq ft
<b>Rates Payable</b>	£20.29 per sq ft 2023/24
<b>Service Charge</b>	£16.61 per sq ft 2024
<b>EPC</b>	D (87)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd	4,554	423.08	Available
Lower Ground	1,320	122.63	Available
<b>Total</b>	<b>5,874</b>	<b>545.71</b>	

## Property Highlights

The property has been refurbished to offer fully fitted accommodation in a well-connected location.

## Location

The property is located on Pemberton Row, North of Fleet Street and within a 5-minute walk of Chancery Lane (Central Line) and the City Thameslink.

## Viewings

By arrangement only



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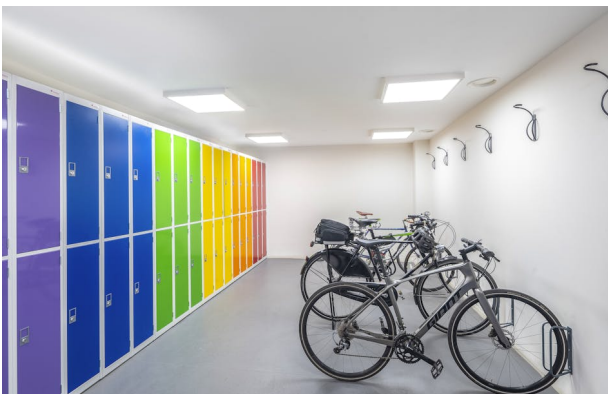




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