



Office To Let

## 1-3 Pemberton Row

London, EC4A 3BG

Refurbished fully fitted office space in a prime location.

2,106 sq ft (195.65 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	2,106 sq ft / 195.65 sq m
Rent	£39.50 per sq ft
Rates Payable	£9 per sq ft
Service Charge	£17.62 per sq ft
EPC	C

## Description

The lower ground floor comprising c.2,000 sq ft is offered fully fitted and benefits from natural light. A great value option in a central 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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground - North	2,106	195.65	Available
Lower Ground - South	1,320	122.63	Let
<b>Total</b>	<b>3,426</b>	<b>318.28</b>	

## Viewings

By arrangement only



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