

**21 Godliman Street,
London, EC4V 5BD**

**PRIME CITY OFFICES
ADJACENT TO ST PAUL'S
TO LET - 1st FLOOR**

1,453 sq ft – 136 sqm

LOCATION:

The property is located in the heart of the city on the East side of Godliman Street, between its junctions with Knightrider Street and Victoria Street. This is a vibrant location close to St Paul's Cathedral. Communications are excellent – St Paul's (Central Line), Blackfriars (Mainline & Circle & District Lines), Mansion House (Circle & District Line) Underground Stations and City Thameslink Mainline station are located a short walk away. In addition to numerous retailers, bars and restaurants.

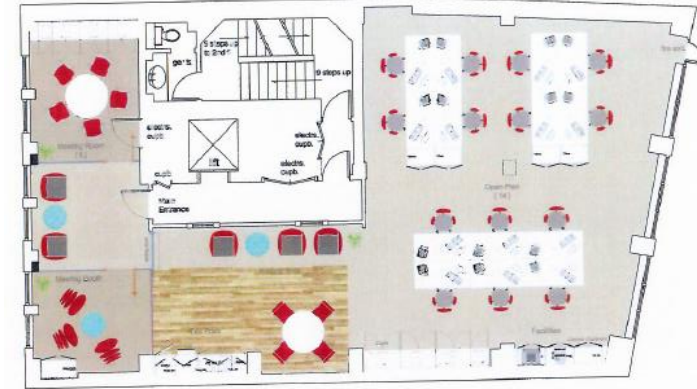
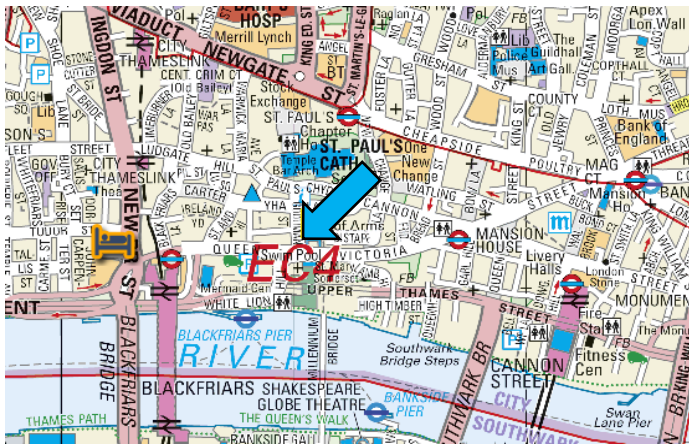
ACCOMMODATION:

Self contained first floor offices, benefiting from being fully fitted fit out, predominantly open plan for 16 desks with two meeting rooms, kitchen and break out area. Common areas have recently been refurbished with WCs on each floor.

**Viewings Strictly by
appointment through
agents:**

Michael Firestone
mf@lonic.eu
020 7486 0900

Sam Simon
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020 7486 0900



AMENITIES:

- 24 hour access
- WCs
- Passenger lift
- Air-conditioning
- Glass partitioning
- Fibre Internet
- Entryphone
- Fully cabled
- Open plan
- 2 Meeting rooms
- Kitchenette
- Plug & Play

APPROXIMATE COSTS

FLOOR AREA	PASSING RENT	BUSINESS RATES PAYABLE 2019/20	SERVICE CHARGE	TOTAL INCLUSIVE COST PER ANNUM/ PER MONTH
1,453 SQ FT 136 SQM	£76,200pax £52.40 psf	£25,100pax £17.25psf	£20,900pax £14.40psf	£122,200 pa £10,200 pcm

LEASE: An assignment of the existing lease for a term of 10 years, expiring on the 16th September 2020, or alternatively a new lease is available directly from the Landlord on terms to be agreed. The lease will be excluded from the Landlord and Tenant Act 1954.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. This should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted exclusive of VAT where appropriate.

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