

FIELD & SONS

COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
LONDON
SE1 1XL

www.fieldandsons.biz

SMALL CITY OFFICE BUILDING TO LET COURTYARD LOCATION



3 ST MICHAELS ALLEY, LONDON EC3 APPROX. 1,740 SQ FT (161.6 SQM)

LOCATION

St Michaels Alley is in the heart of the 'Square Mile' of the City of London, being a traditional City courtyard located between Cornhill and Lombard Street, just to the west of Gracechurch Street and close to the Bank of England. Bank Underground station and Cannon Street mainline/underground station are both within a short walk of the property.

DESCRIPTION

Comprises a small self-contained attractive period building, with offices arranged over the ground to fourth floors together with w.c.s, shower and a fully equipped kitchen in the basement and a sub-basement store room. The property is accessed via its own entryphone controlled entrance direct from St Michaels Alley, with stairs leading to the various floors. The ground floor is arranged as a reception/waiting area plus meeting room. The first floor is also partitioned to provide two rooms whilst the floors above are all arranged as a single office. There is an additional w.c. located on the top floor.

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ACCOMMODATION

The overall approximate Net Internal Floor Area is :
1,740 sq ft (161.6 sqm)

AMENITIES

- Gas central heating
- Recessed spot lighting
- Fully carpeted throughout
- Surface power and cabling
- Fully equipped kitchen in basement
- Male & female w.c.s in basement (plus single w.c. on top floor)
- Separate shower
- City courtyard location



TERMS

New lease on terms by negotiation.

RENT

£90,000 per annum, exclusive of all outgoings.

BUSINESS RATES

The Rateable Value is £47,500 and therefore the business rates payable for the year 2019/20 are approximately £23,325.

SERVICE CHARGE

Tenant's full repairing terms, therefore recharge of building insurance premium only (details to be advised).

VAT

We understand the property is not elected for VAT.

ENERGY PERFORMANCE

Energy Performance Asset Rating = 119 (Band E).

FURTHER DETAILS

For further details please contact
the Sole Agents, Field & Sons:

Ben Locke or Nigel Gouldsmith
Tel. 020 7234 9639
E-mail : com@fieldandsons.co.uk

www.fieldandsons.biz



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