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TO LET / FOR SALE







Office

9 CLOAK LANE, LONDON, EC4R 2RU

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High Quality Fitted Out Office Space in the  
City Core

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-  Lease until July 2021
-  50m from Cannon Street station
-  Manned reception
-  VRF air conditioning
-  Private terrace
-  4 meeting rooms, including a board room and two offices

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0141 291 5786 [kirkstoneproperty.com](http://kirkstoneproperty.com)



## LOCATION

London

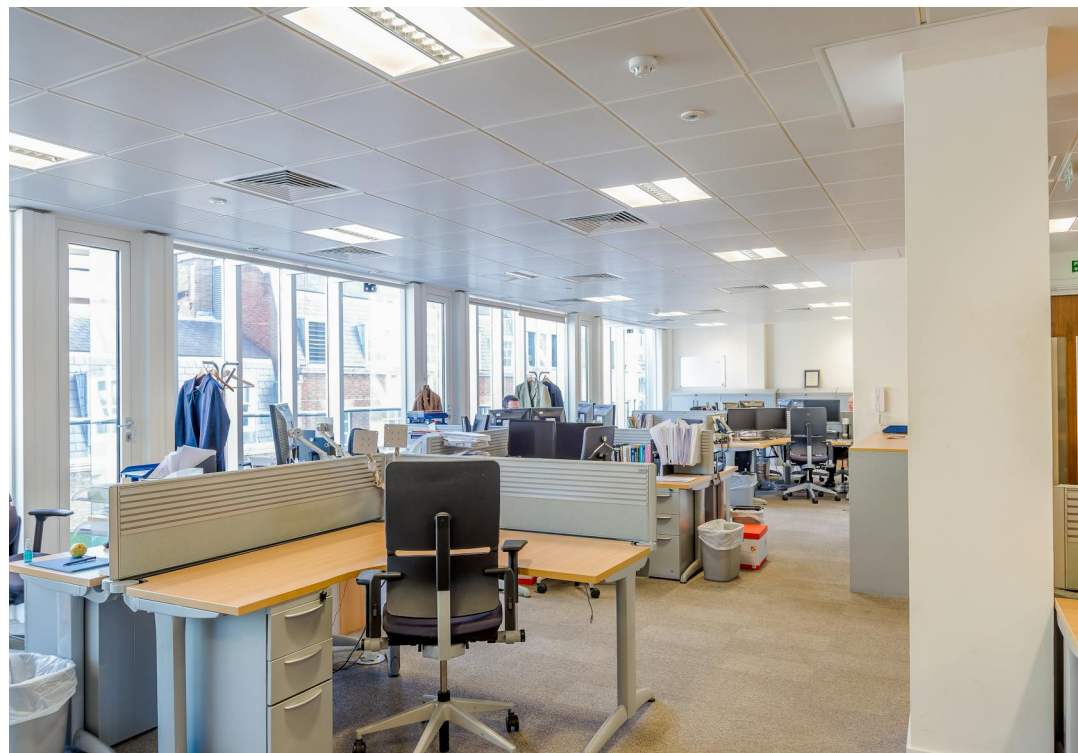
## DESCRIPTION

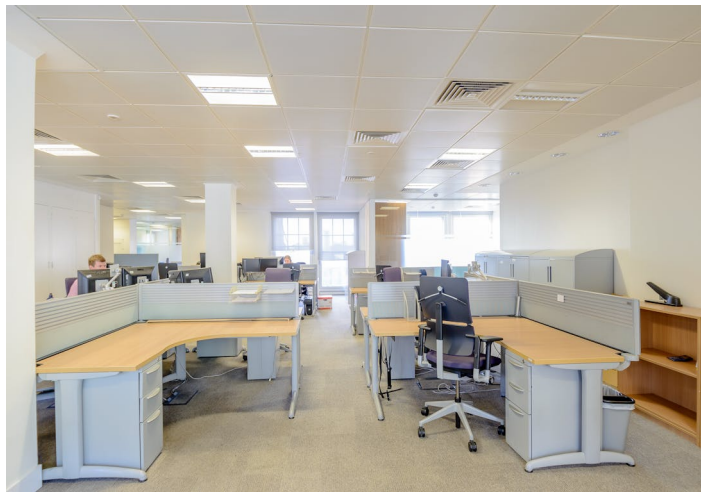
9 Cloak Lane offers a prime opportunity to acquire a high quality, fitted out top floor office in the heart of the City.

The modern and highly specified building sits behind an attractive period facade. The available floor benefits from natural light on three sides with a large private terrace overlooking Cannon Place. 9 Cloak Lane provides immediate access to Bloomberg Arcade, offering a wide variety of boutique dining outlets.

Transport links are excellent with Cannon Street station just a 50 metre walk away, offering access to underground and overground services. Bank, Mansion House and Monument are all within a 5 minute walk. National rail services at London Bridge are situated less than a 10 minute walk away.







## ACCOMMODATION

The accommodation comprises of the following

NAME	SQ FT	TRENT PRICE	RATES PAYABLE	SERVICE CHARGE	AVAILABILITY
6th	3,263	£59.50	£1,000	£23.75 /sq ft	On Application Available
Ancillary test 1	-3,263	£59.50	-	£23.75 /sq ft	On Application Available
Building test 2	-3,263	£59.50	-	£23.75 /sq ft	On Application Available
S - test 3	3,263	£59.50	-	£23.75 /sq ft	On Application Available
Upper Ground - test 4	3,263	£59.50	-	£23.75 /sq ft	On Application Available
Outdoor test 5	-3,263	£59.50	-	£23.75 /sq ft	On Application Available
Suite test 6	3,263	£59.50	-	£23.75 /sq ft	On Application Available
1st	1-	-	-	On Application	On Application Available
<b>Total</b>	<b>22,842</b>				

## PLANNING CLASS

B1

## LEGAL COSTS

Each party is to bear their own legal and professional costs

**Get in touch | 0141 291 5786 | info@kirkstoneproperty.com**

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VAT

## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



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Misrepresentation

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