

Commercial Office Space

924 – 1,863 sq. ft.

Refurbished & fitted office suites available just moments from Guildhall

12 desks, meeting room and kitchenette

Equivalent to £614 per desk per calendar month all inclusive

TO LET

28 King Street, City of London, EC2V 8EH



LOCATION

28 King Street is located opposite London's historic Guildhall at the junction of King Street and Gresham Street. The area is served by excellent transport links via Moorgate, St Pauls and Bank underground stations and is just a short walk away from Cheapside and One New Change. Local cafes, bars and restaurants include Madison Rooftop Bar, Bread Street Kitchen, The Anthologist, HAZ St Pauls, Manicomio and Forge.

TRANSPORT

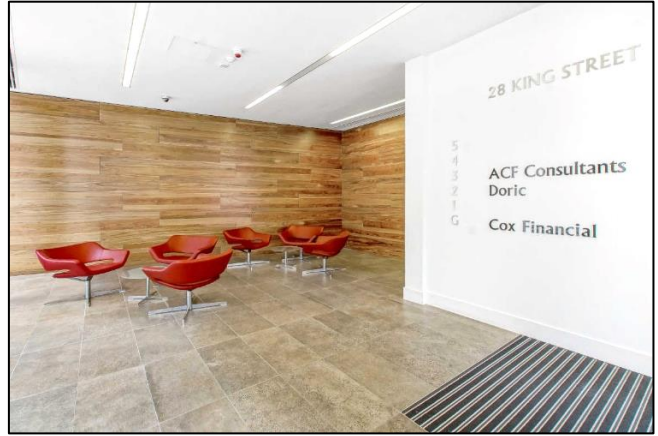
Bank (Central, Northern and Waterloo & City tube lines)

St Pauls (Central tube line)

Mansion House (District and Circle tube lines)

Moorgate (Northern tube line and Great Northern rail services)

Santander Cycles (Aldermanbury & Cheapside)



DESCRIPTION

The available floors have been newly refurbished to provide modern office accommodation within this traditional period building.

The fourth floor has been fully fitted with desks, a meeting room and a kitchenette to provide a turnkey option for an incoming tenant.

The building offers bike storage, showers, air conditioning and a well-presented reception area facing King Street.

Available for immediate occupation, together or separately.

AMENITIES

- Newly refurbished
- Fully fitted fourth floor
- Excellent natural light
- Good floor to ceiling height
- Kitchenette
- Meeting rooms (first floor)
- Power & data cabling
- Air-conditioning
- WCs
- Bike storage
- Showers

APPROXIMATE FLOOR AREAS

Fifth Floor	924 sq. ft.	85.83 sq. m.
Fourth Floor	939 sq. ft.	87.23 sq. m.
Total	1,863 sq. ft.	173.06 sq. m.

LEASE

Flexible leases available from 12 months

RENT

Fifth Floor	£54,978 per annum plus VAT
Fourth Floor	£55,870 per annum plus VAT

RATES

We understand that the rates payable for the year 2021/22 are to be as follows:

Fifth Floor	£17,877 p.a	£19.34 psf
Fourth Floor	£19,100 p.a	£20.34 psf

All interested parties must verify these figures with the City of London to satisfy themselves to the accuracy of these figures.

SERVICE CHARGE

£14.33 per sq. ft. (approx.)

ALL INCLUSIVE COSTS

Fifth Floor	£7,174 per calendar month
Fourth Floor	£7,368 Per calendar month

PLEASE CONTACT

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