



STYLISH FULLY FITTED OFFICES

1,389- 9,782 SQ FT

12 Cock Lane EC1



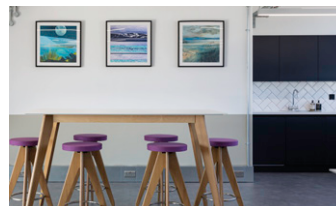
Floor	SqFt	Comments
Sixth	1,464	Refurbished to a category B specification
Fifth	1,389	Refurbished to a category B specification
Third	2,992	Available as is or refurbished
First	3,937	Available as is or refurbished
Total	9,782	



12 Cock Lane is situated between the junction of Giltspur Street and Snow Hill, north of Holborn Viaduct. It is therefore well placed to benefit from the vibrant amenity found within Clerkenwell & Farringdon, but also within close proximity to the City.

The fifth & sixth floors have recently been refurbished to a category B specification. The first & third floors can be taken in their existing configuration or refurbished. The building boasts the following amenity:

- Comfort cooling & fresh air
- Exposed services
- Commissionaire
- Cycle & shower facilities
- 2x lifts
- Perimeter trunking & raised floors
- Communal breakout area in the lower ground floor
- Pre-installed fibre

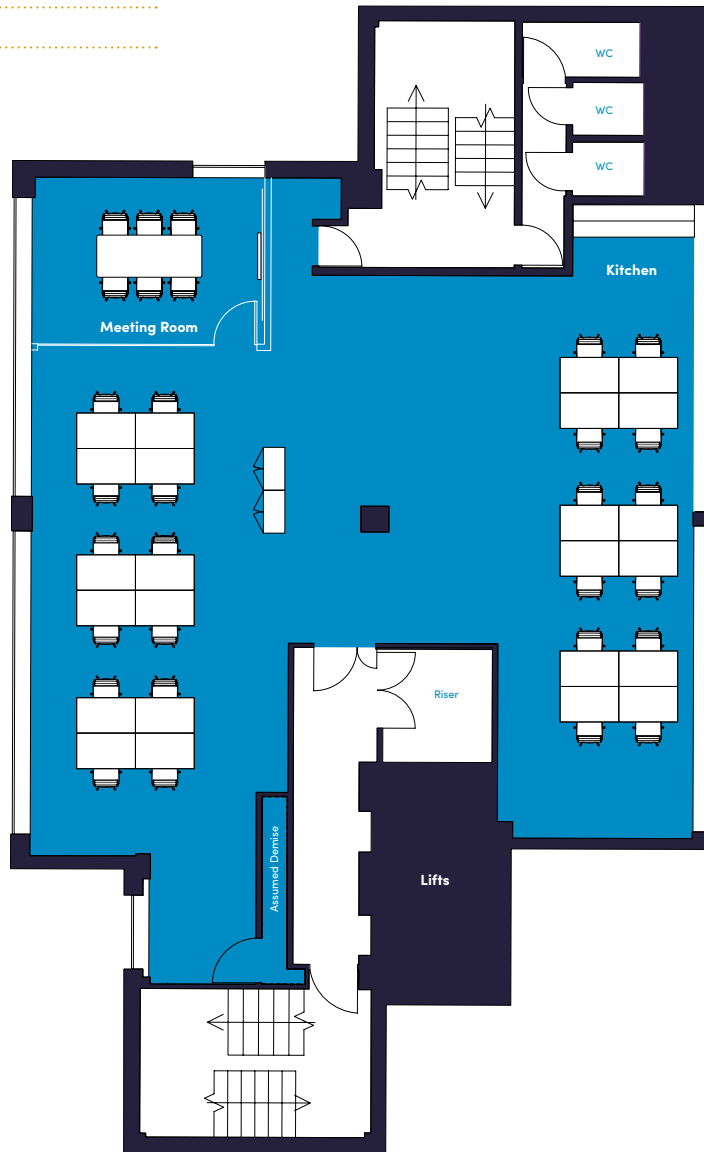


FIFTH 1,389 SQ FT

20-25 Desks

1x 6 Person Meeting Room

1x Kitchen



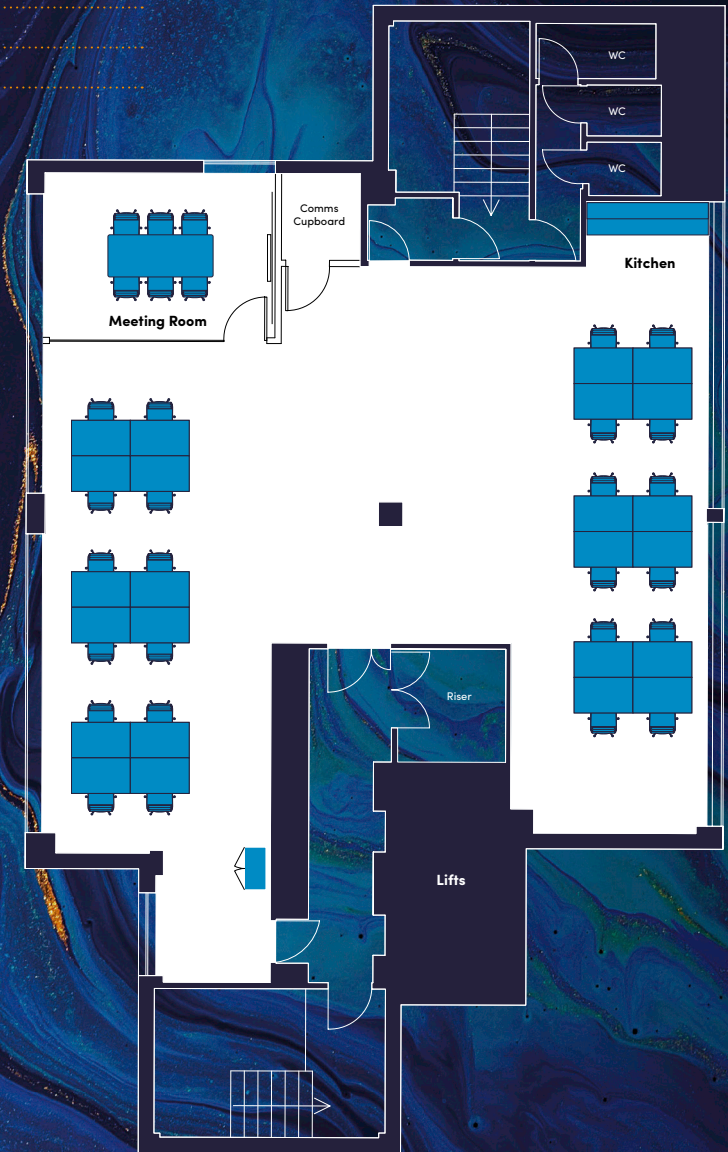
SIXTH 1,464 SQ FT

20-25 Desks

1x 6 Person Meeting Room

1x Kitchen

1x Comms





Farringdon Station, which is within 5 minutes' walk from the building will soon become one of London's main transport hubs, with Elizabeth Line, Thameslink and London Underground all passing through it. St Paul's & Chancery Lane Underground Stations are also within close proximity to the building.

12 Cock Lane is located within close proximity of historic Smithfield Market, and is well serviced by all the fashionable bars and restaurants.



TERMS

The accommodation can be made available by way of a conventional lease direct from the Landlord or through a separate flexible managed agreement.

ALL ENQUIRIES



ROBERT ROONEY

020 7318 5001

07469 403225

robert.rooney@realestate.bnpparibas

ALASTAIR ROBINSON

020 7338 4204

07717 504438

alastair.robinson@realestate.bnpparibas



PHIL JONES

+44 7729 626 660

phil.jones@eu.jll.com

ISABEL GILL

+44 7936 333 571

isabel.gill@eu.jll.com

12COCKLANE-EC1.COM

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited, for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. December 2022.

Designed and produced by Sears Davies www.searsdavies.com