

Commercial Office Space  
Short term & fully fitted offices in the heart of Midtown  
10-12 Desks per floor + private meeting rooms  
**Fully inclusive rent of £2,500 per month per floor**  
**Equivalent to £250 per desk pcm**

# TO LET

**4-5 Gough Square, London, EC4A 3DE**



## LOCATION

Gough Square offers a quiet yet vibrant office location in the EC4 area. The local area benefits from a variety of cafés, restaurants and bars nearby on Fetter Lane, Shoe Lane, Chancery Lane and the notable amenities of New Street Square. Other occupiers in the immediate vicinity include Deloitte, Taylor Wessing, Rawlinson & Hunter, Ashfords and Blake Morgan.

## TRANSPORT

Chancery Lane and St Pauls (Central tube line)  
Holborn (Central and Piccadilly tube line)  
City Thameslink (National Rail services)  
Farringdon (Circle, Hammersmith & City and Metropolitan lines and National Rail services)  
Bus routes (4, 11, 15, 26, 76 & 172)  
Santander Cycles (Chancery Lane & St Bride Street)



## DESCRIPTION

The offices are situated on the first, second and third floors of this impressive period building in Gough Square.

Each office suite benefits from excellent natural daylight, good floor to ceiling height and a meeting room. Kitchenettes are also fitted to all floors.

The suites are available together or separately on flexible lease terms.

## AMENITIES

- Self contained floors
- Data cabling
- Air conditioned
- Meeting room on each floor
- Own kitchenette
- Demised WCs
- Available with furniture
- Excellent natural light
- Storage space available
- Entryphone system

## APPROXIMATE FLOOR AREAS

Third Floor	638 sq. ft.	59.3 sq. m.
Second Floor	555 sq. ft.	51.6 sq. m.
First Floor	541 sq. ft.	50.3 sq. m.
<b>Total</b>	<b>1,734 sq. ft.</b>	<b>10.5 sq. m.</b>

10-12 Desks per floor plus a meeting room

## FULLY INCLUSIVE RENT

Third Floor	£30,000 per annum
Second Floor	£30,000 per annum
First Floor	£30,000 per annum

£2,500 per calendar month

£250 per desk pcm

Excludes utility bills + VAT

## LEASE

Short form leases available with flexibility from 6 months

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## PLEASE CONTACT

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