



Prime City Location

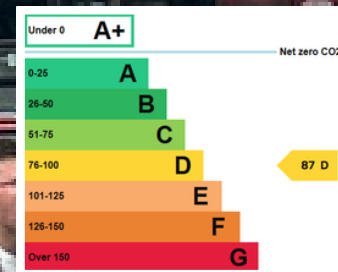
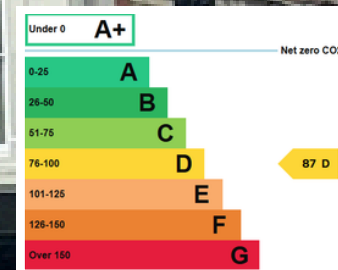
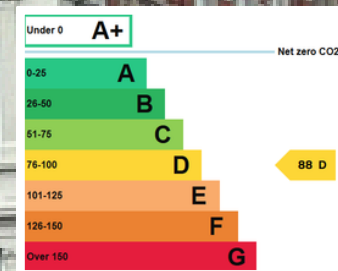
4-8 Ludgate Circus  
EC4M 7LF

Class E  
Office / Workshop

862 to 2,593 sq ft (10-15  
desks per floor)

£6000 PCM - ALL  
INCLUSIVE of rates, service  
charge and insurance

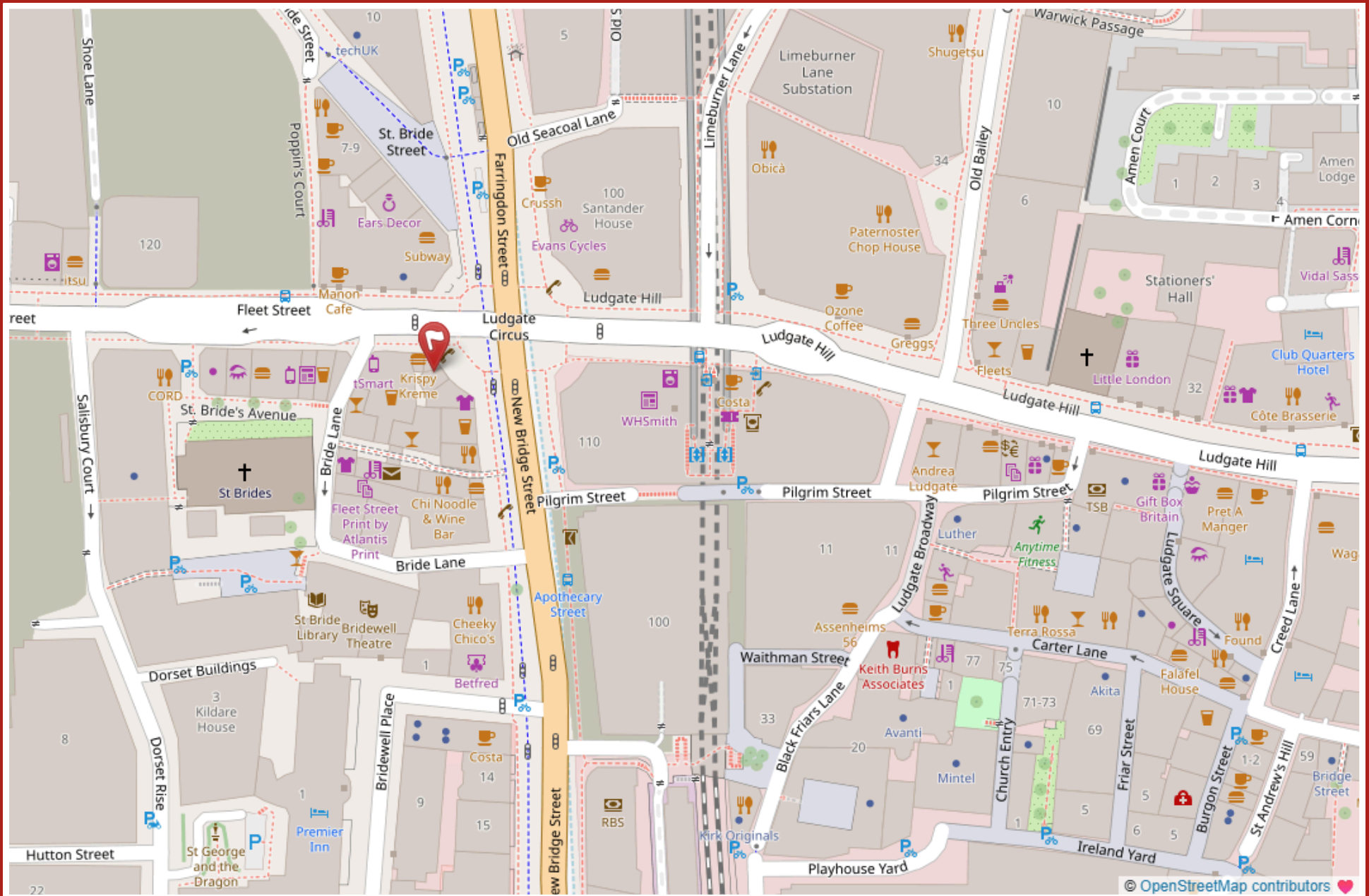
Available Now



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# WHATS NEARBY?



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## LOCATION:

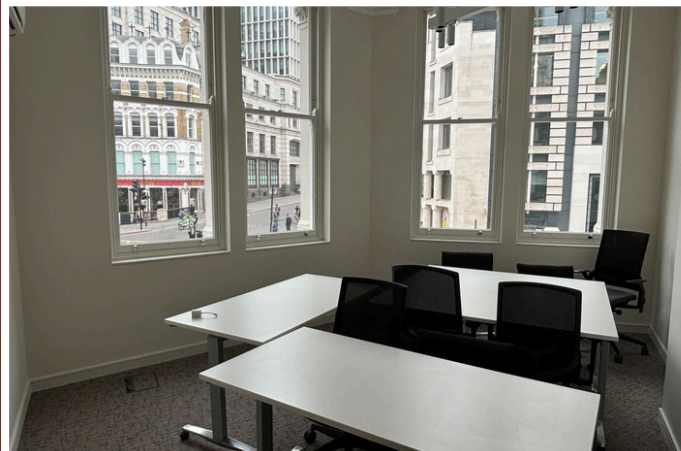
The property is situated on Ludgate Circus, the prominent junction connecting Ludgate Hill, Fleet Street, Farringdon Street and New Bridge Street. With St Paul's Cathedral just 400m away, this historic location hosts major occupiers from financial, professional, and legal sectors, alongside a generous selection of shops, cafes and restaurants.

## ACCOMMODATION:

Carpeted office space with demised and communal WCs, as well as AC in the main room and wall mounted comfort cooling units for separate rooms.

### Key Amenities:

- Kitchenette
- Wall-mounted cooling units
- Carpeted throughout
- Floor boxes
- Recessed LED lighting
- Demised W/C



## USE:

Class E: Commercial Business & Service E (G) (i) Offices

Other uses may be considered.



## AVAILABILITY SCHEDULE

1 <sup>ST</sup> Floor:	864 sq ft	Available Now	
2 <sup>ND</sup> Floor:	867 sq ft	Available Now	
3 <sup>RD</sup> Floor:	862 sq ft	Available Now	

## TRANSACTION SUMMARY DETAILS

**PRICE:** £6,000 per calendar month and all inclusive of Service Charge, Business Rates and Insurance

**TERMS:** New lease on terms to be agreed.

**LEASE TERM:** Minimum term of 6 months.



**CONTACT US TO  
ARRANGE A VIEWING:**

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