

FIELD & SONS

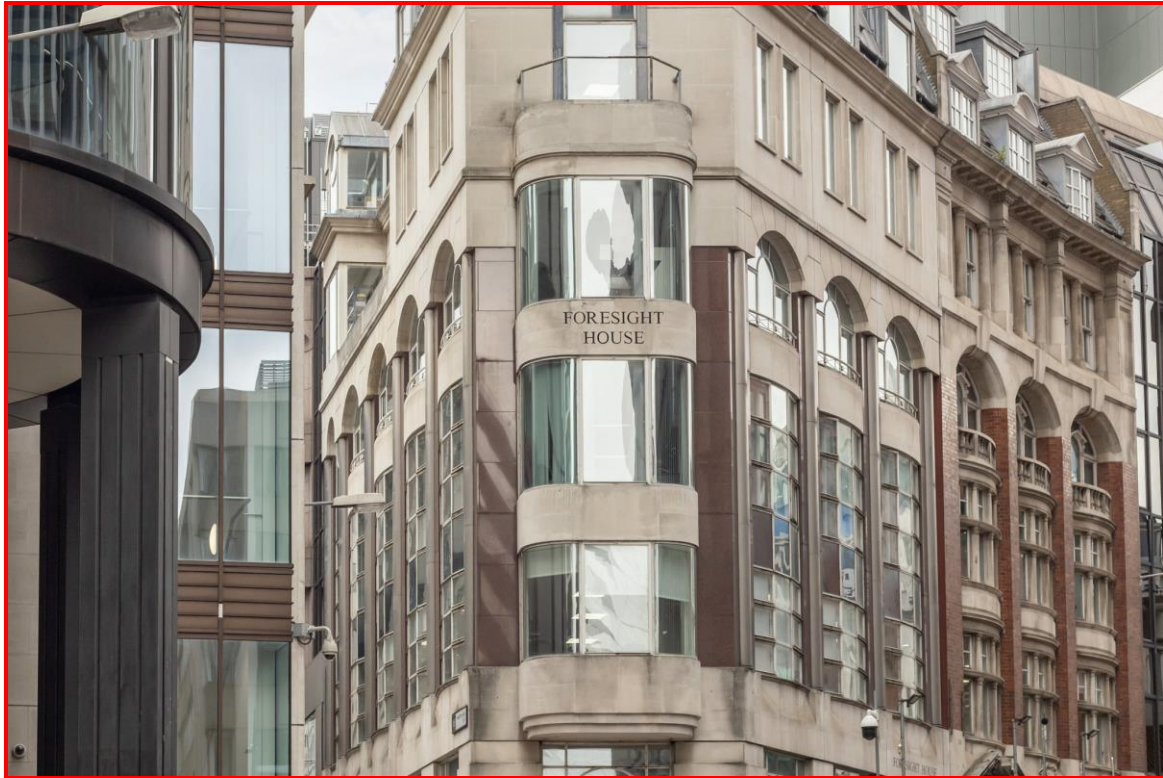
COMMERCIAL

020 7234 9639

54 BOROUGH HIGH STREET
LONDON BRIDGE
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www.fieldandsons.biz

LOWER GROUND OFFICE/E CLASS SPACE TO LET CLOSE TO MONUMENT



10 ARTHUR STREET, LONDON EC4R 9AY
1,478 SQ FT (137.3 SQ M)

LOCATION

Arthur Street is located at the northern end of London Bridge and runs between King William Street and Upper Thames Street, just south of Cannon Street. The building itself is situated on the corner of Martin Lane.

Monument/Bank Underground (Northern, Central, Waterloo & City, District and Circle lines plus DLR) station is close by, whilst Cannon Street and London Bridge mainline stations are also all within walking distance.

DESCRIPTION

10 Arthur Street is an attractive corner period building providing multi-let office accommodation over lower ground, ground and five upper floors.

The available lower ground is currently arranged as a central open plan space plus four glazed meeting rooms, which can be altered or removed by an incoming occupier. Kitchen point within the unit and demised w.c.s in the lobby.

Accessed via the communal ground floor entrance, with stairs and passenger lift to all floors.

Potentially suitable for office or E Class uses such as medical or fitness.

10 ARTHUR STREET, EC4

AMENITIES

- Air conditioning
- Fully accessible raised floor
- Recessed LED lighting
- Suspended ceiling
- Passenger lift
- Demised male and female w.c.s
- Kitchen point
- Entryphone controlled access
- Flexible use

TERMS

New lease available direct from the landlord on terms by arrangement.

RENT

£32,516 per annum.

Exclusive of all outgoing. VAT is NOT applicable.

BUSINESS RATES

Approximately £21,707 payable for the year 2024/25 (the Rateable Value being £43,500).

SERVICE CHARGE

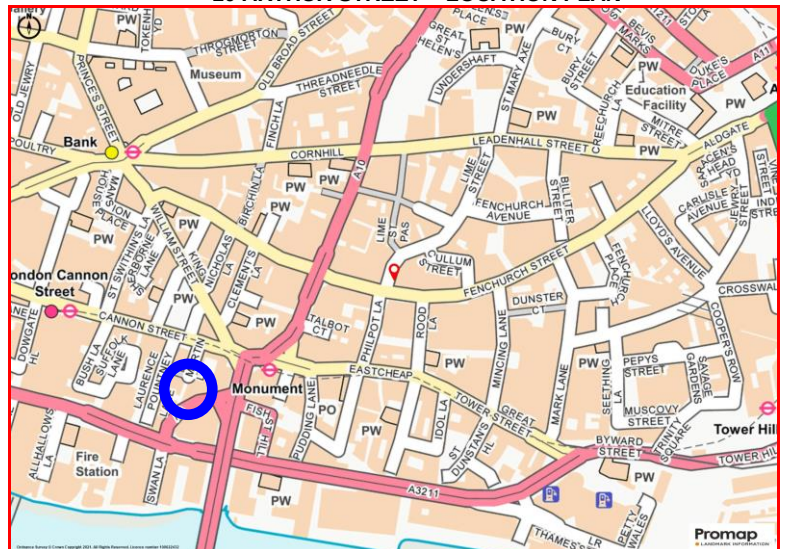
Currently £14 per sq ft per annum. No VAT.

ENERGY PERFORMANCE

EPC Asset Rating = 62 (Band C).



10 ARTHUR STREET – LOCATION PLAN



FURTHER DETAILS

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www.fieldandsons.biz



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