fisher german

20 Ironmonger Lane

3rd Floor
London EC2V 8EP

Leasehold |
CAT B Office

1,930 Sq.ft (179 Sq.m)

To Let | £61.50 (per sq ft pa excl)

Key information

Rent
£61.50 per sq ft
pa excl

Service charge
£24.51 per sq ft
(Y/e April 2027)

Business Rates
£19.75 per sq ft
(Y/e April 2027)

EPC rating
C

20 Ironmonger Lane

1,930 Sq.ft (179 Sq.m)

Location

Ironmonger Lane is a quiet cobbled street which lies between Cheapside and Gresham Street, located in the heart of the City of London, a stone's throw away from The Bank of England.

Bank Station (Central, Northern, DLR, Waterloo & City, Circle and District Lines) is less than 300 metres away. Other nearby stations include St Paul's, Cannon Street, Moorgate and Liverpool Street (Elizabeth Line).

Description

The available third floor has been newly refurbished by the Landlord to a high standard, offering a full CAT B fit out for tenants to move straight in.

Amenities

- Bike Storage
- Shower Facilities
- New Reception
- Comfort Cooling
- Passenger Lift
- Excellent Transport Links

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Third Floor - CAT B	1,930	179
Total	1,930	179

Further information

Quoting Rent
£61.50 per sq ft pa excl.

Lease Terms
New flexible lease available direct from the Landlord.

Service Charge
The service charge for the 3rd floor for the year ending 31st December 2026 is £24.51 per sq ft.

Total Estimated Cost PCM (excl VAT)
Third Floor - £17,010.

Business Rates
Estimated at £19.75 per sq ft pa for the rating year April 2026 to April 2027.

All parties are advised to make their own enquiries with the rating authority.

EPC
The EPC rating is C

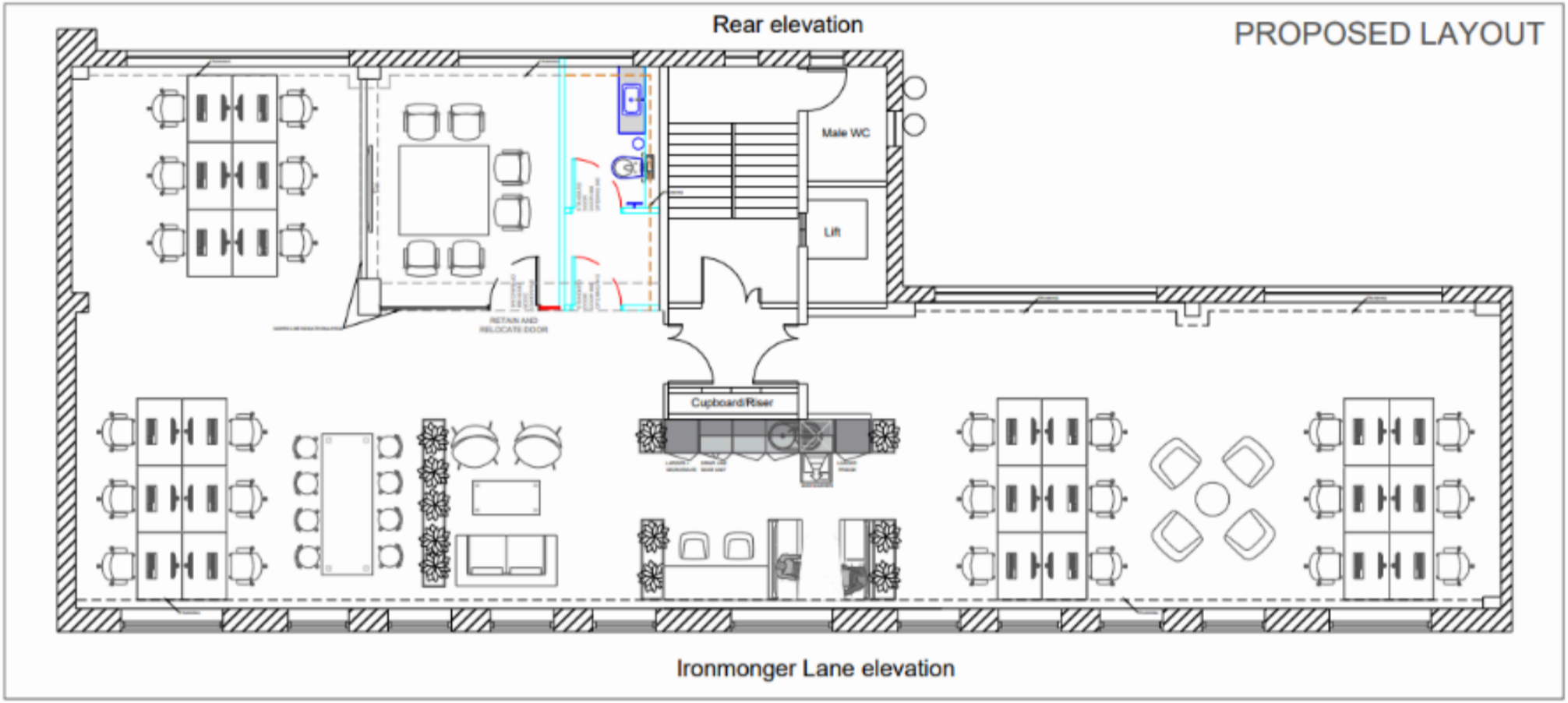
Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering
The Tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT
The property is elected to VAT which is therefore payable on rent and service charge.

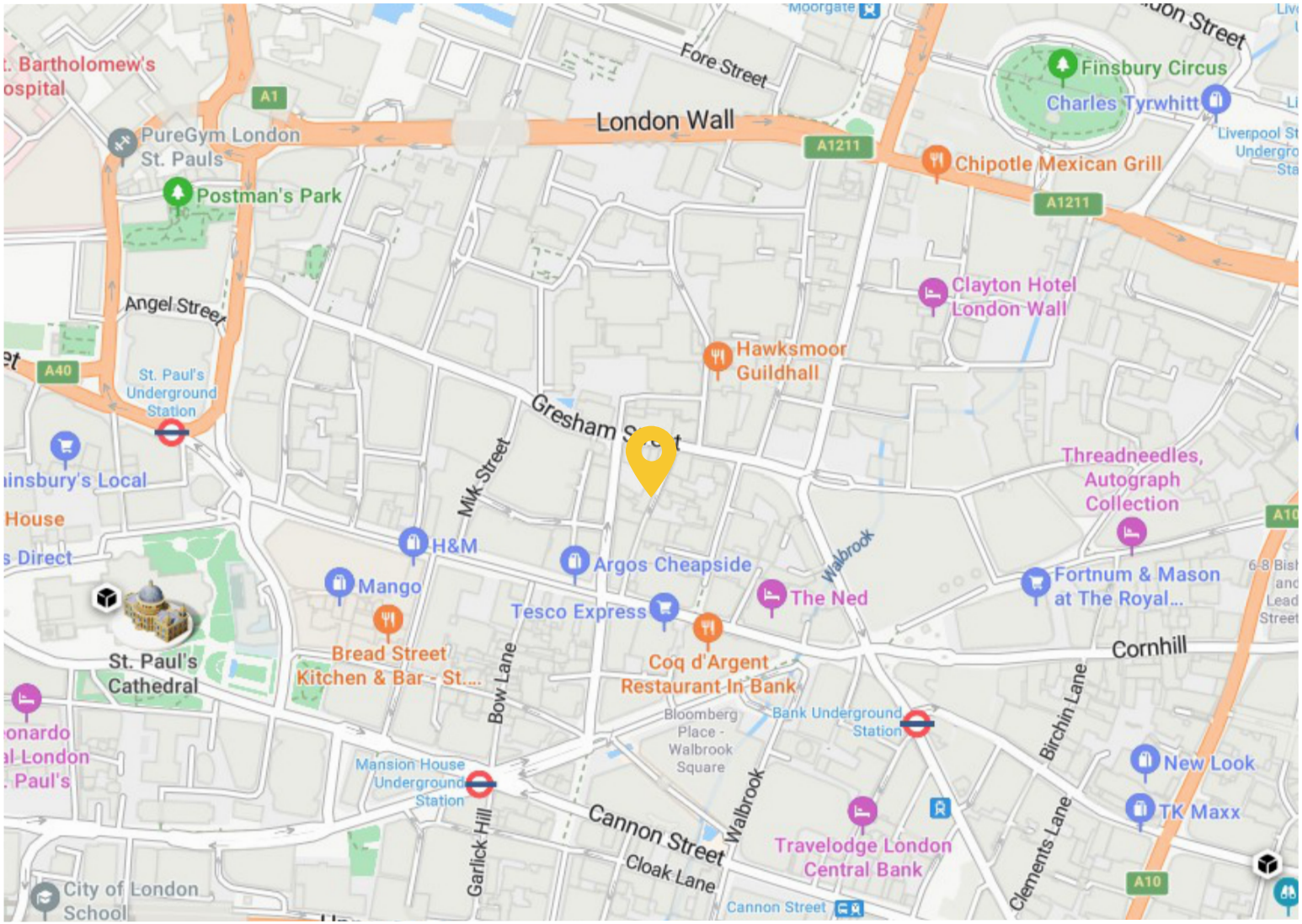
Viewings
Strictly by prior arrangement through joint sole agents Fisher German LLP and Allsop LLP.

Floorplan



Third Floor

Location Map



© 2026 Microsoft, © 2026 TomTom, © 2026 OpenStreetMap

Location

Address: 20 Ironmonger Lane,
London EC2V 8EP
What3words: ///head.soft.pulse

Nearest Stations

Bank Tube Station: 3 min walk
Cannon Street Station: 7 min walk
St Paul's Tube Station: 7 min walk
Moorgate Station: 7 min walk
Liverpool Street Station: 14 min walk

fisher german

Contact us

Doug Gordon
0207 747 3117
Doug.gordon@fishergerman.co.uk

Tatiana Wharton
0203 780 0752
Tatiana.wharton@fishergerman.co.uk

allsop

Or our joint agents: Allsop
0207 437 6977

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated October 2026. Photographs dated July 2024.