



Offices, 52 Bow Lane, London EC4M 9DJ

TO LET

Self-contained first floor offices with
dedicated ground floor entrance

**3,754 Sq Ft
(349 Sq M)**

DESCRIPTION

The first floor provides an open plan air-conditioned office with its own dedicated street entrance and a separate ground floor meeting room/storage area.

- ✓ Air cooling
- ✓ Plaster ceiling with inset LED lighting
- ✓ Kitchen
- ✓ Demised male & female WCs
- ✓ Fully cabled with perimeter trunking
- ✓ Self-contained

LOCATION

The building is situated at the northern end of Bow Lane, an attractive pedestrian street linking Cheapside with Cannon Street. Mansion House Station is 2 minutes walk (Circle and District) and links directly to Bow Lane by pedestrian subway. Bank (Central, Northern, Waterloo & City), St Pauls (Central) and City Thameslink are all close by.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	460	43
First Floor	3,294	306
Total	3,754	349

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

£18.00 per sq ft (2020/2021)

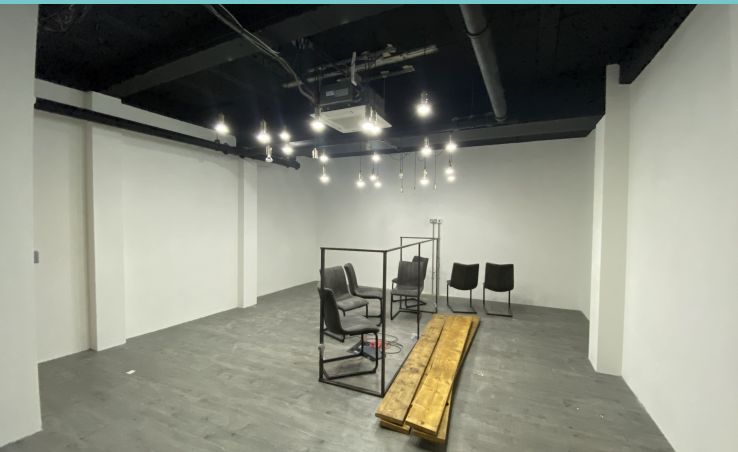
TERMS

New effective FRI lease for a term by arrangement.

EPC

C-70

Proposed Plan
First Floor



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Craig Hinvest
020 7198 2029
chinvest@lsh.co.uk

David Earle
07850 056626
dearle@lsh.co.uk