

Brecker Grossmith



Prime City Fitted Office Spaces

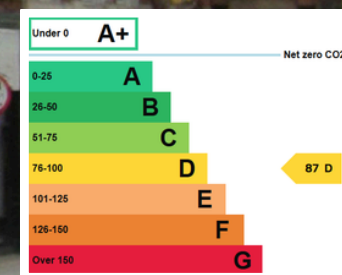
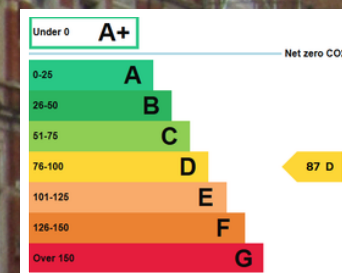
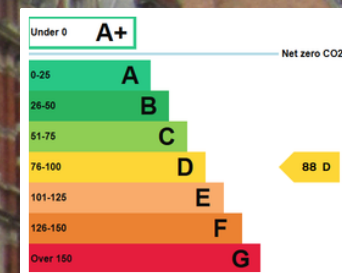
4-8 Ludgate Circus EC4M 7LF

Class E -
Office / Workshop

862 to 2,593 sq ft

£6000 Pcm (ALL
INCLUSIVE)

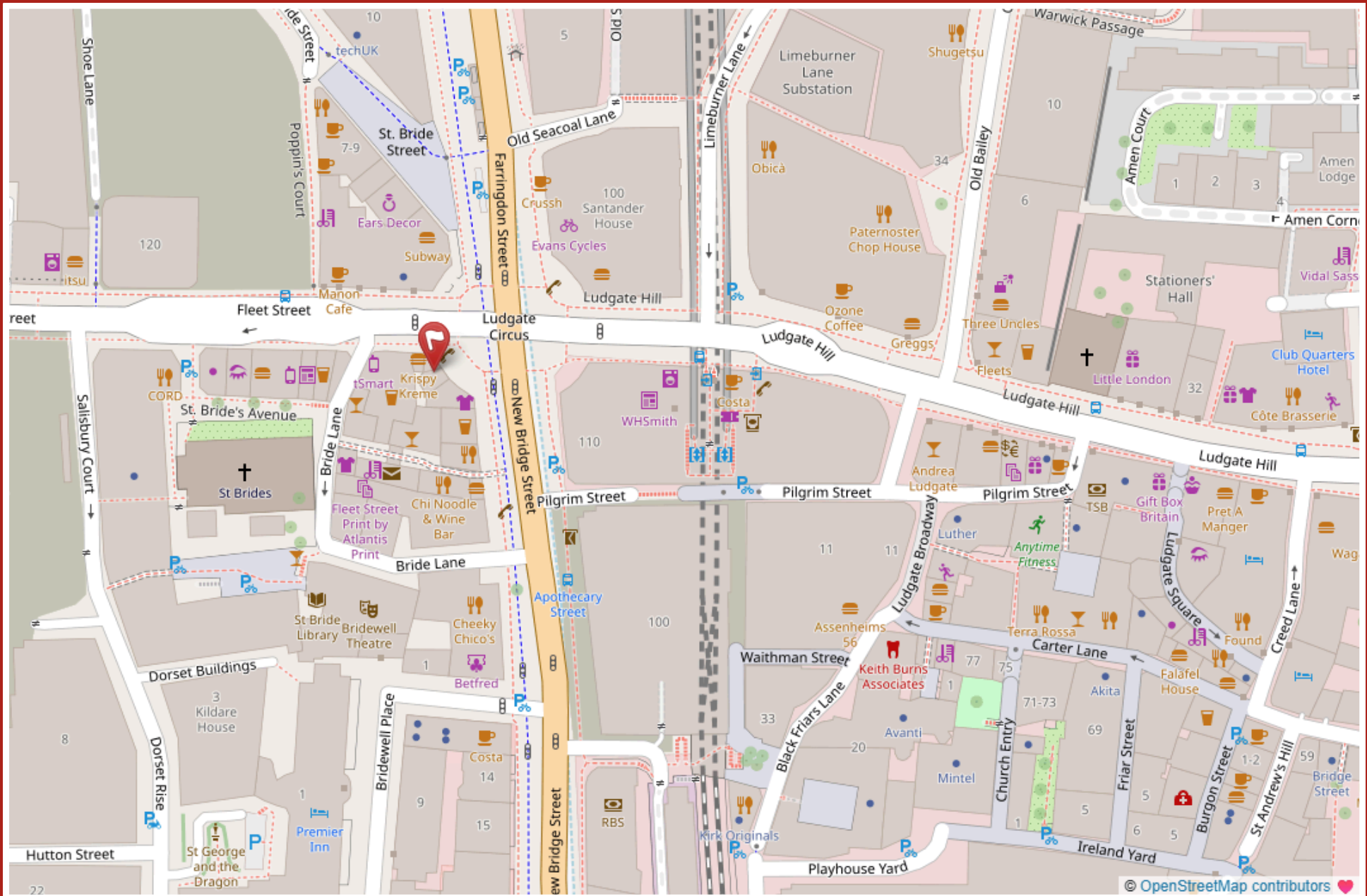
Available Now



breckergrossmith.co.uk
020 7486 3531



WHATS NEARBY?





LOCATION:

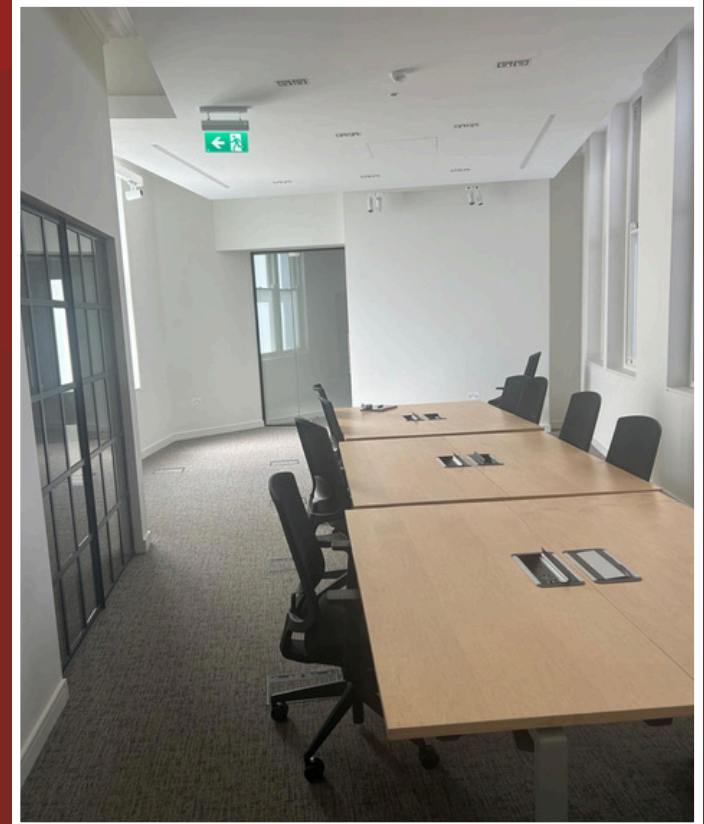
The property is situated on Ludgate Circus, the prominent junction connecting Ludgate Hill, Fleet Street, Farringdon Street and New Bridge Street. With St Paul's Cathedral just 400m away, this historic location hosts major occupiers from financial, professional, and legal sectors, alongside a generous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

- Air conditioning
- Wall-mounted cooling units
- Carpeted throughout
- Floor boxes
- Recessed LED lighting



USE:

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

Other uses may be considered.

AVAILABILITY SCHEDULE

1 ST Floor:	864 sq ft	Available Now	
2 ND Floor:	867 sq ft	Available Now	
3 RD 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 and a maximum of 12 months.

MAJOR EXTERNAL WORKS: In addition to the service charge, there is a charge for major external works conducted every 5 years. Details TBC.



**CONTACT US TO
ARRANGE A VIEWING:**

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