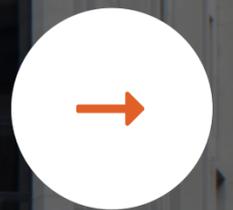


Daniel Watney

Saddlers House, 44 Gutter Lane, EC1

Stunningly refurbished premium office space

6TH FLOOR - 290.0 SQ M | 3,122 SQ FT



danielwatney.co.uk



Building Highlights

Saddlers House offers stunningly refurbished premium office space

The building was comprehensively refurbished in 2018/19, designed by dmfk architects, transforming the building with classic and contemporary styling meeting in perfect harmony.

The 6th floor benefits from a high quality fit out with a generous kitchen, 12 person boardroom, 4 private offices / small meeting rooms and open plan desks for 12 (with scope to add more).

Floor	NIA sq m	NIA sq ft
5	116.87	1,258



Views over
St Pauls Cathedral



Good natural light



Fully Fitted



LED Lighting



Air conditioning



Demised WCs



Bicycle Storage
& Showers

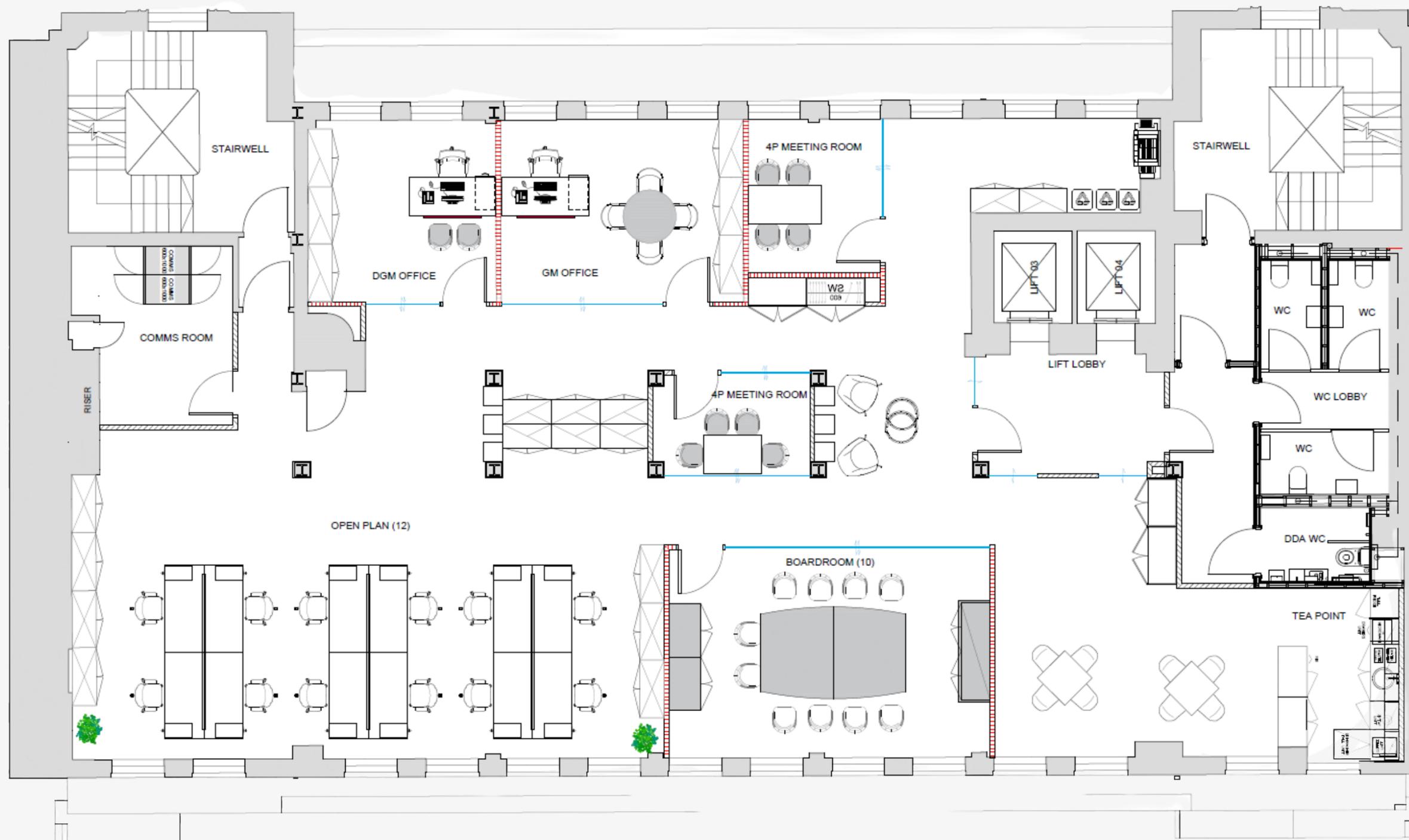


2 mins to
St Pauls Station





Existing Plans



Location

Perfectly situated in the bustling heart of the City

Situated on the doorstep of St. Paul's, Saddlers' House is perfectly located to benefit from the amenities both Midtown and the City have to offer. One New Change and Paternoster Square are a short walk away, offering a wide range of premium shops, cafes and restaurants. Communication links are excellent, with easy access to mainline, underground, DLR and Elizabeth Line services.

St Pauls		2 mins
Cannon Street	 	7 mins
Bank		7 mins
Moorgate	  	7 mins
Blackfriars	 	11 mins
Farringdon	  	12 mins



Further Information

Tenure

New flexible effective FR & I Lease

Rent

On Application

Service Charge

£10.22 per sq ft (estimated 2022/23)

Business Rates

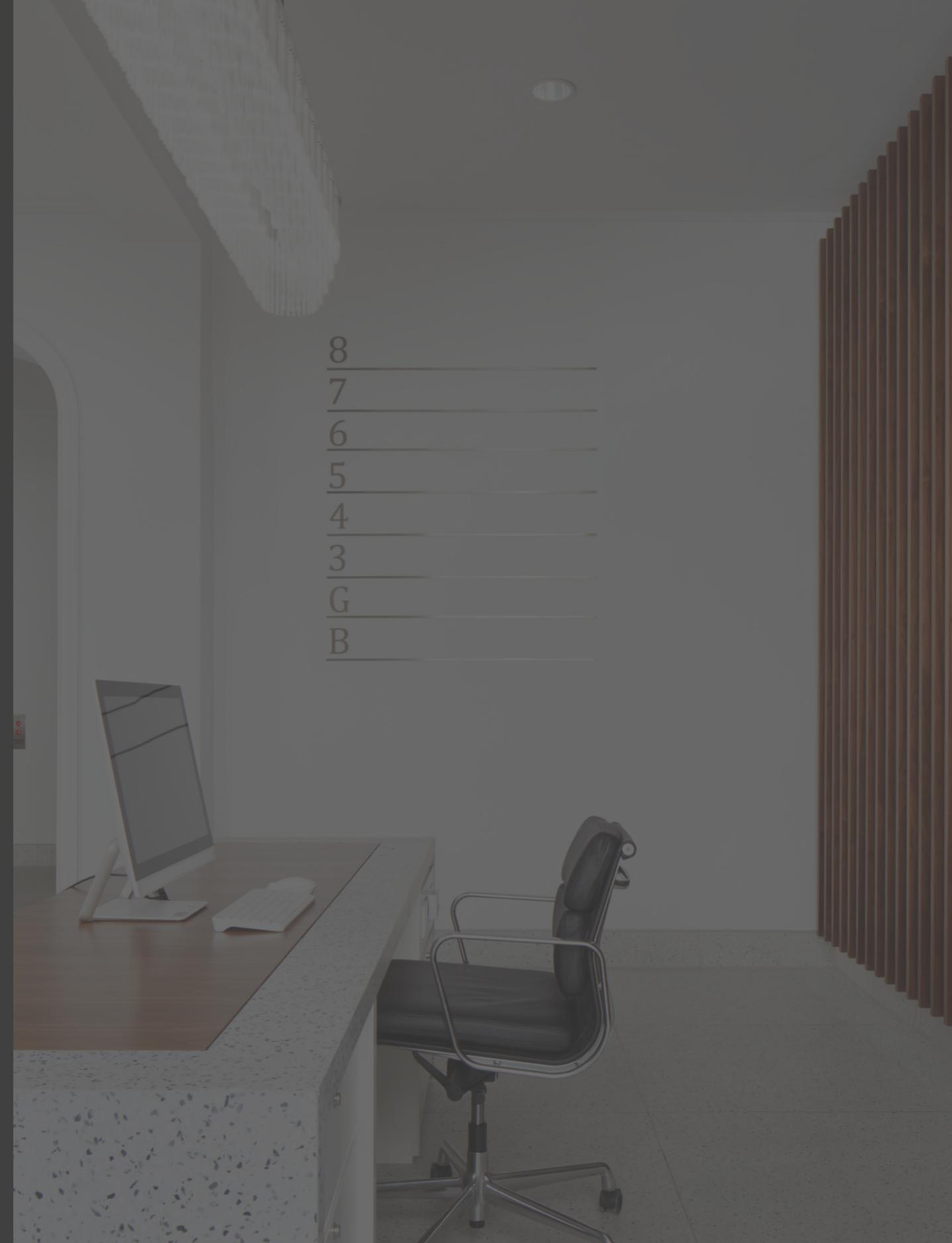
£22.65 per sq ft (estimated 2022/23)

Use

Use Class E of the Town and Country Planning (Use Classes) Order 2020

EPC

The property has an EPC rating of B



Viewings and Contacts

Viewings

Viewings must be arranged directly with the Vendor's joint sole agents.

To arrange a viewing or for more information please contact:

Charlie Browne

Commercial Agency

E: cbrowne@danielwatney.co.uk

M: 07787 123448

Jordan Sarussi

Commercial Agency

E: jsarussi@danielwatney.co.uk

M: 07707 290225

Daniel Watney

Subject to Contract. Daniel Watney LLP themselves and for the vendors or lessors of this property whose agents they are, have taken all reasonable steps to ensure the accuracy of these particulars which are a general outline only and do not constitute the whole or any part of an offer or contract. The information is given in all good faith but intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to rely. Daniel Watney LLP is a limited liability partnership regulated by RICS. A list of members is available at our registered office Registered in England. Registered number OC356464. Registered office as address. **April 2022**