

STAGE

8-9 Well Court,
Bank, London, EC4M 9DN

3rd Floor – 2,335 sq ft / 216.9 sq m
Fully fitted workspace – Available now

2nd Floor – 2,509 sq ft / 233.1 sq m
Fully fitted workspace – Available now

PRIVATE WORKSPACES

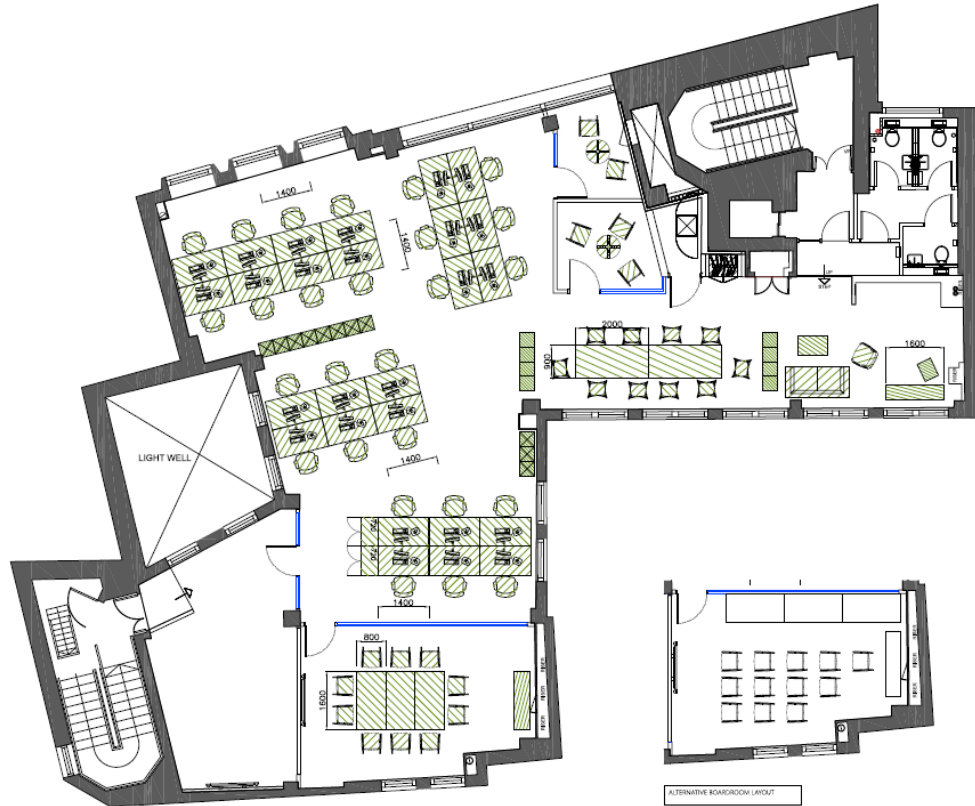
FULLY FITTED AND FURNISHED

EXCELLENT CITY LOCATION



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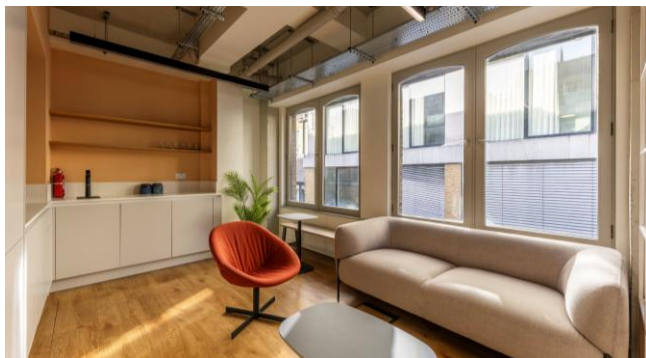
3rd Floor – Fully Fitted Workspace



Fit-out specification:

- x26 open-plan desks
- x1 10-person boardroom
- x1 8-person meeting room
- x2 small meeting rooms/private offices
- Kitchenette
- Breakout space
- Demised WCs

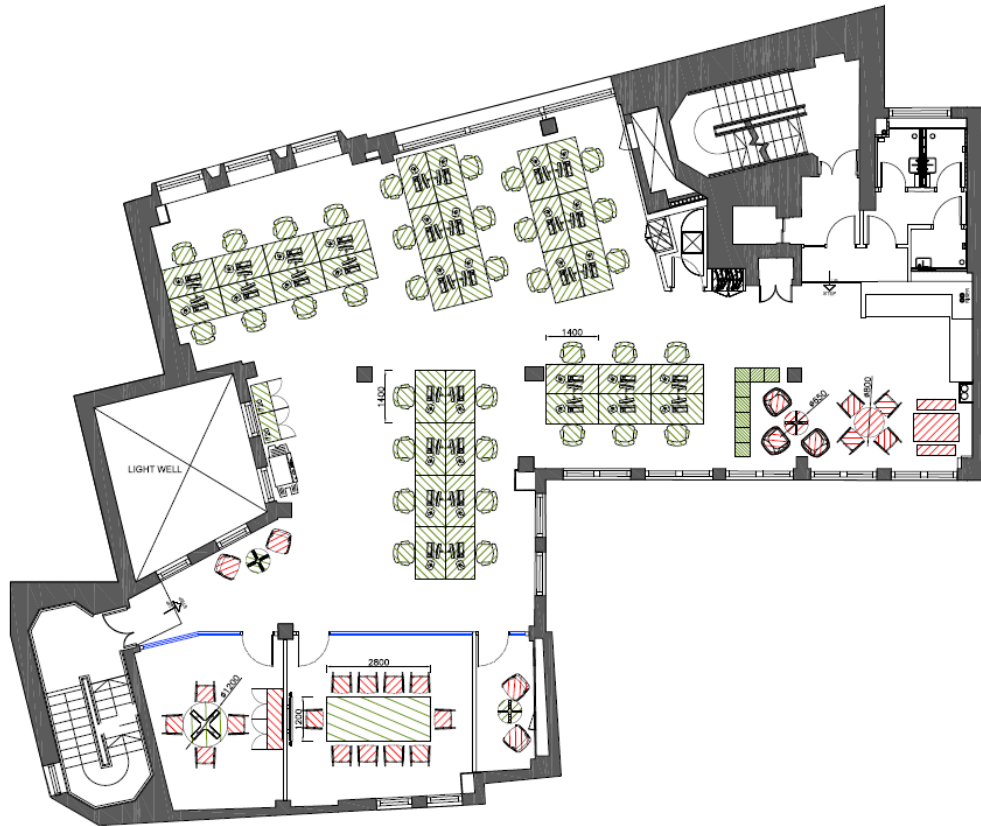
STAGE



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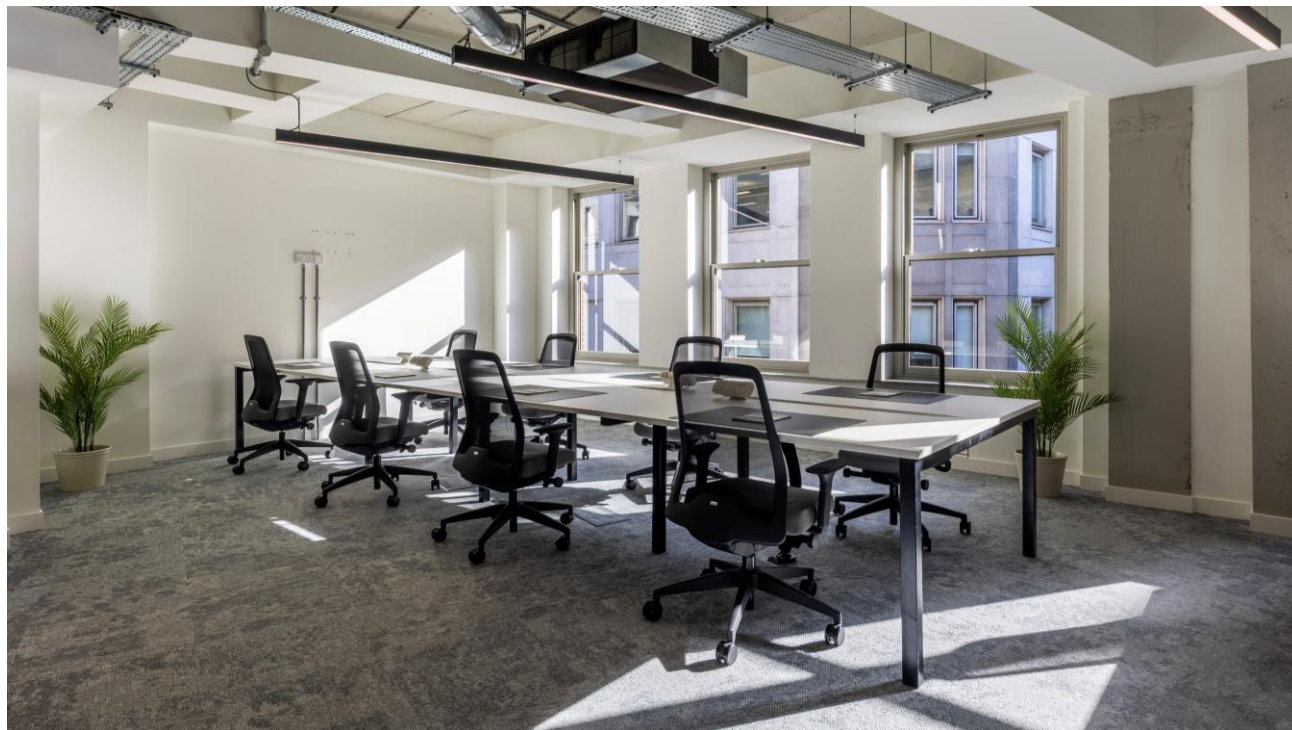
2nd Floor – Fully Fitted Workspace



Fit-out specification:

- x34 open-plan desks
- x1 10-person boardroom
- x1 4-person meeting room
- x1 call booth/focus room
- Kitchenette
- Breakout space
- Demised WCs

STAGE



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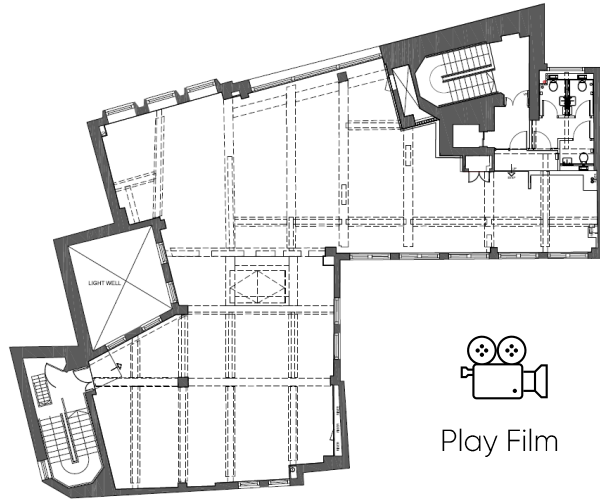
Amenities

- 2nd and 3rd floor each fully fitted and furnished ready for immediate occupation
- Kitchenettes, dining and breakout areas
- Private boardrooms/meeting rooms
- Demised WCs
- End-of-trip facilities
- Passenger lift
- Smart reception
- Fibre ready
- EPC B



Floor Plan

(Typical Floor CAT A)



Indicative only. Not to scale.

Floor Areas

Floor	sq ft	sq m	Workstations
3 rd	2,335	216.90	26
2 nd	2,509	233.10	34
Total	2,844	450.00	60

Location & Connectivity



	Mansion House	2 mins
	St Pauls	3 mins
	Bank	4 mins

Outgoings

Rent: £62.50 per sq ft

Business Rates: Estimated at £19.50 per sq ft

Service Charge: £14.41 per sq ft

Term

A new flexible lease is available for a term of 24 months plus direct from the landlord

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