



## **6 New Bridge Street**

London, EC4V 6AB

**Bright open plan floor with  
fully fitted kitchen - 4,560 sq  
ft...available in Cat A  
condition or fully fitted &  
furnished.**

**4,560 sq ft**

(423.64 sq m)

- Can be offered in Cat A open plan or fully fitted & furnished
- VRF air conditioning
- Fully fitted kitchen (inc dishwasher & fridge freezer)
- Fully accessible raised floor
- 2 newly refurbished 10-person lifts
- Newly refreshed manned building reception
- Metal tiled suspended ceiling with LED lighting
- Shower facilities & DDA WC & Shower
- Secure cycle parking

# 6 New Bridge Street, London, EC4V 6AB

## Description

The building has an attractive manned entrance, which has recently been refreshed throughout, and two newly refurbished 10-person lifts.

The available accommodation comprises of an open plan suite on the 1st floor; however, the landlord is prepared to deliver the space fully fitted and furnished, in accordance with an incoming tenant's requirements.

A suggested scheme to provide an attractive mix of 48 open plan workspaces, collaboration areas, meeting facilities, kitchenette, breakout space and private offices has been designed, and a visualisation can be viewed via the link herein.

## Location

The property is situated on the west side of the thoroughfare, at its junction with Bride Lane, immediately south of Holborn Circus.

Communications are excellent with the recently modernised Blackfriars Station (mainline, Circle & District lines) and City Thameslink both within two minutes' walk, and St Paul's Underground Station (Central line) close by.

Farringdon Station, London's premiere transport hub - including connections via the new Elizabeth Line - is less than 10 minute's walk.

## Accommodation

The accommodation comprises of the following area:

Name	sq ft	sq m	Tenure	Availability
1st - Part	4,560	423.64	To let	Available
Total	4,560	423.64		



## Summary

Available Size	4,560 sq ft
Rent	£52.50 - £59.50 per sq ft Cat A & fully fitted/furnished options...
Rates Payable	£18.92 per sq ft
Rateable Value	£164,000
Service Charge	£13.26 per sq ft Budget for y/e Dec '24
EPC Rating	C

## Viewing & Further Information



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