

3 Gough Square

London, EC4A 3DE

mellersh
& harding
a Rapleys business



TO LET

424 SQ FT
(39.39 SQ M)

£85 PER SQ FT

Tiddler: Fully fitted, furnished and cabled offices immediately available – on fully inclusive terms.

- Daikin comfort cooling system

- Fully accessible raised floors

- Stylish common areas

- 5 person automatic lift

- Cabling system

- Video entry phone

- Category II lighting

- WC's on each floor

- Reception facilities

- Fitted kitchenette

- Shower facilities

- Conference Rooms

Summary

Available Size	424 sq ft
Rent	£85 per sq ft
Business Rates	included in rent
Service Charge	included in rent
EPC Rating	Upon enquiry

Description

This period style building was comprehensively modernised by the existing owners. Georgian sash windows on both elevations provide excellent natural light to the accommodation. The building benefits from the following amenities:

Location

The building lies on the north side of this discreet square in the heart of the professional part of Midtown. The area is easily accessible via the stations at Chancery Lane (Central Line), Blackfriars (District and Circle, Thameslink) and Temple (District and Circle), which are all within convenient walking distance.

Terms

Available on new flexible leases direct from the Landlord.

Rent

£85.00 per sq ft, fully inclusive of rent, rates and service charge.



Viewing & Further Information



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