



AVAILABLE TO LET

## 9 Cloak Lane, EC4

9 Cloak Lane, London, UK EC4R 2RU



Office for rent, 3,263 sq ft, £59.50 psf (Quoting)

To request a viewing call us on +44 (0)20 7029 3610

For more information visit <https://realla.co/m/37071-9-cloak-lane-ec4-9-cloak-lane>

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## High Quality Fitted Out Office Space in the City Core

9 Cloak Lane offers a prime opportunity to acquire a high quality, fitted out top floor office in the heart of the City.

The modern and highly specified building sits behind an attractive period facade. The available floor benefits from natural light on three sides with a large private terrace overlooking Cannon Place. 9 Cloak Lane provides immediate access to Bloomberg Arcade, offering a wide variety of boutique dining outlets.

Transport links are excellent with Cannon Street station just a 50 metre walk away, offering access to underground and overground services. Bank, Mansion House and Monument are all within a 5 minute walk. National rail services at London Bridge are situated less than a 10 minute walk away.

### Highlights

- Lease until July 2021
- 50m from Cannon Street station
- Manned reception
- VRF air conditioning
- Private terrace
- 3 meeting rooms, including a board room and two offices
- Kitchen facilities
- Showers and lockers
- EPC: C (74)

### Property details

Rent	£59.50 psf (Quoting)
Planning class	B1
Size	3,263 sq ft
VAT charges	VAT is payable
Lease details	A sub lease or assignment until July 2021

Floor	Size sq ft	Rent psf	Rates psf	Total pa	Status
6	3,263	£59.50	£23.75	£271,644.75	Available

### More information

[Visit microsite](#)

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### Contact us

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