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6 New Bridge Street London EC4

4,560 sq ft (424 sq m) approx

Location

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

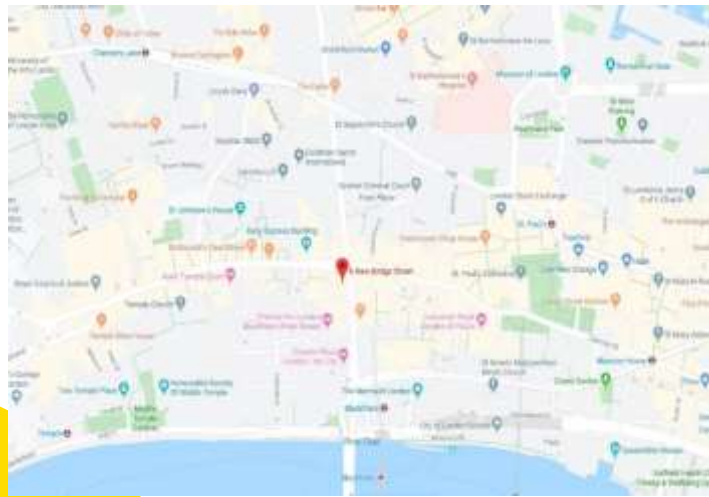
Communications are excellent with Blackfriars Station (mainline, Circle & District lines) and City Thameslink both within two minutes' walk, and St Paul's Underground Station (Central line) close by.

Accommodation

The building was comprehensively refurbished to Cat A standards throughout in 2012, and benefits from an imposing manned entrance hall and two 10-person lifts.

The available accommodation comprises of an open plan suite on the 1st floor. Click [here](#) for Matterport tour





Floor Areas & Outgoings

Floor	FT ²	Rent	S/C	Rates (est)	Total
1	4,560	£272,500	£50,160	£88,740	£411,400

Amenities

- *VRF air conditioning * .Fully accessible raised floor*
- *Metal tiled suspended ceiling * .LG7 compliant lighting *
- *Fully fitted kitchen (inc dishwasher & fridge freezer) *
- *Fibre line to floor * 2 x 10-person lifts * Commissionaire*
- *Building Management System *Shower facilities*
- *DDA WC/shower * Secure cycle parking*
- *Separate storage (806 sq ft) also available, by arrangement

Lease

A new lease is available for a term by arrangement to be contracted out of the 1954 Landlord & Tenant Act.

Legal costs

Each party is to bear their own costs.

Viewing

Strictly by appointment through sole letting agents:

Gale Priggen & Co T: 02074045043

Tim Gale
Clarke Buxton

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AREA PLAN

6 NEW BRIDGE STREET

LONDON, EC4V

First Floor

Net Internal Area

	OFFICE	423,7 sq m	4560 sq ft
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TOTAL NIA: **423,7 sq m** **4560 sq ft**

The following has been INCLUDED in the TOTAL NIA:

Steps	1,3 sq m	14 sq ft
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The following has been EXCLUDED from the TOTAL NIA:

Corridor	4,4 sq m	47 sq ft
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Condition of Site:
Occupied
Vacant
History (E-Out)
Shell & Core
Under Construction
Cat A Fit-Out

Notes:
This drawing complies with the 9th edition of the RICS code and indicates the extent of the areas quoted, produced to an accuracy commensurate with standard presentation scales. It is held in a scaled digital CAD format.
The background data shown in grey has been produced by a Third-Party and is shown for reference purposes only. This data may not coincide with the extents of the on-site measurements.

Revisions:
A - Original Issue (September 2012)

Dwg No.

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Issue A

September 2012

Scaled for presentation purposes

Plowman Craven

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