



AVAILABLE TO LET

32 Ludgate Hill, EC4

30-32 Ludgate Hill, London, Greater London EC4M 7DR

Small refurbished office suites in the City Core ranging from 620-1,600 sq ft

The building is situated on the northern side of Ludgate Hill close to St Paul's Cathedral.

It benefits from excellent communications with St Paul's, Blackfriars and City Thameslink Stations within a few minutes walk (Thameslink, Central, District and Circle lines).

The suite will be marketed in a fully refurbished condition to include a suspended ceiling, recessed LED lighting, tracked under floor trunking system and comfort cooling.

Rent	£59.50 psf
Est. S/C	£11.85 psf
Est. rates payable	£18.00 psf
Building type	Office
Planning class	B1
Secondary classes	B1
Sizes	620 to 1,530 sq ft
VAT charges	The building is elected for VAT
Lease type	New
Lease details	New FRI lease available direct from the Landlord
EPC Category	E

Marketed by: BNP Paribas RE (City Office Leasing), Matthews & Goodman (London (City))

For more information please visit:



Newly refurbished Grade A office accommodation

2nd floor available with high quality fit out

Close proximity to St Paul's, City Thames link Station and Blackfriars Stations (Thameslink, Central, District and Circle lines).

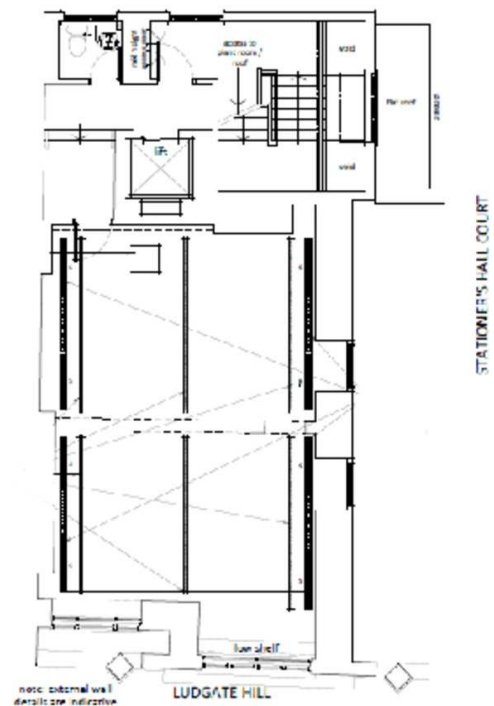
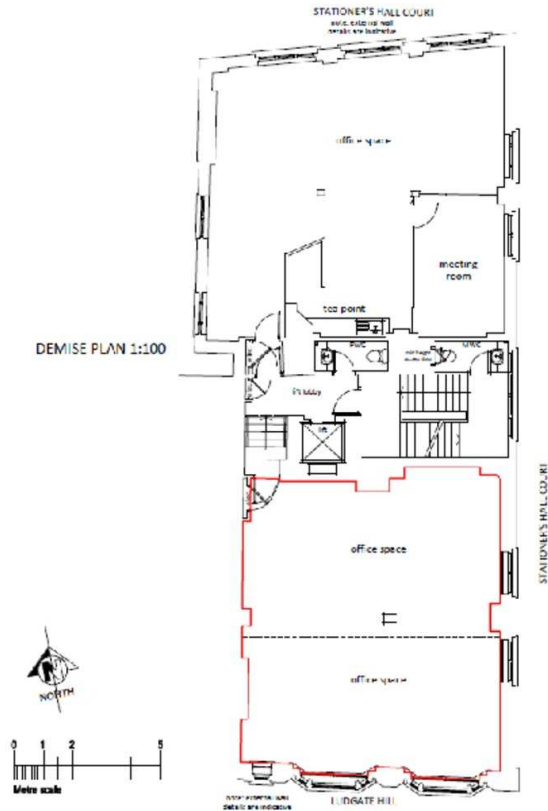
Attractive period building a stone's throw away from St Paul's Cathedral



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Unit	Floor	Sq ft	Sq m	Rent	Service charge	Rates
6th Floor	6th	620 NIA	57.6 NIA	£59.50 PSF	£11.85 psf	£18 psf
2nd Floor (South)	2nd	980 NIA	91.05 NIA	£59.50 PSF	£11.85 psf	£18 psf
Total size		1,600	148.65			



Airports	London City 6.8m, London Heathrow 15.7m, London Gatwick 25.5m
National rail	City Thameslink 0.1m, London Blackfriars 0.2m, Farringdon 0.5m
Tube	City Thameslink 0.1m, Blackfriars 0.2m, St. Pauls 0.2m
Technical spec.	New Ceiling Mounted Comfort Cooling Metal Tile Suspended Ceiling NEW LED lighting Under floor trunking Passenger Lift Communal Tea Point Manned Reception
Estimated rates	£18.00 psf
Estimated service charge	£11.85 psf
Viewings	Available on request
VAT	The building is elected for VAT
Planning class	B1
Secondary planning class	B1
Lease summary	New FRI lease available direct from the Landlord
EPC	

Notes:



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Quote reference: **RENT-9823**

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