

iNGLEBY TRICE.

**7-8 Frederick's Place,
London, EC2**

Unique contemporary offices with exposed original finishes and brickwork within historic Frederick's Place

Details









Frederick's Place offers historical frontage with modern and progressive office space in the heart of the City. Unique in character and with a legacy ambition, combines the classic with contemporary.

Both floors have been delivered newly fitted to a high quality standard. The building benefits from a manned reception and high quality end of journey amenities.

Next door to London's most iconic landmark, St Paul's Cathedral, the immediate area is spoilt for choice with the best of retail, leisure and easy access to all of London.

Frederick's Place is located just a 2 minute walk away from Bank Underground Station (Central, Northern and Waterloo & City lines, and the DLR) and a 5 minute walk to both Mansion House Station (Circle and District lines) and St Paul's Station (Central line).

Specification

-  Fitted & furnished offices
-  VRF air conditioning
-  LED lighting
-  Manned reception
-  Passenger lift
-  Fibre line connected
-  Showers and bike storage
-  EPC C (56)



Availability

Timing	Floor	Size (sq ft)	Fit Out Description	Fully Managed Pricing (Monthly)	Total Cost per sq. ft pa	Minimum Term Available	Status
Now	4th	1,469	16 Desks 1 Meeting rooms	£18,500.00	£151.00	3 years	Exchanged
Now	3rd	1,849	22 Desks 1 Meeting rooms	£24,300.00	£158.00	3 years	Under Offer

Fully Managed Pricing Includes:

CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT *



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

Subject to contract.

All prices and rents quoted are net of VAT.

Additional services available upon request

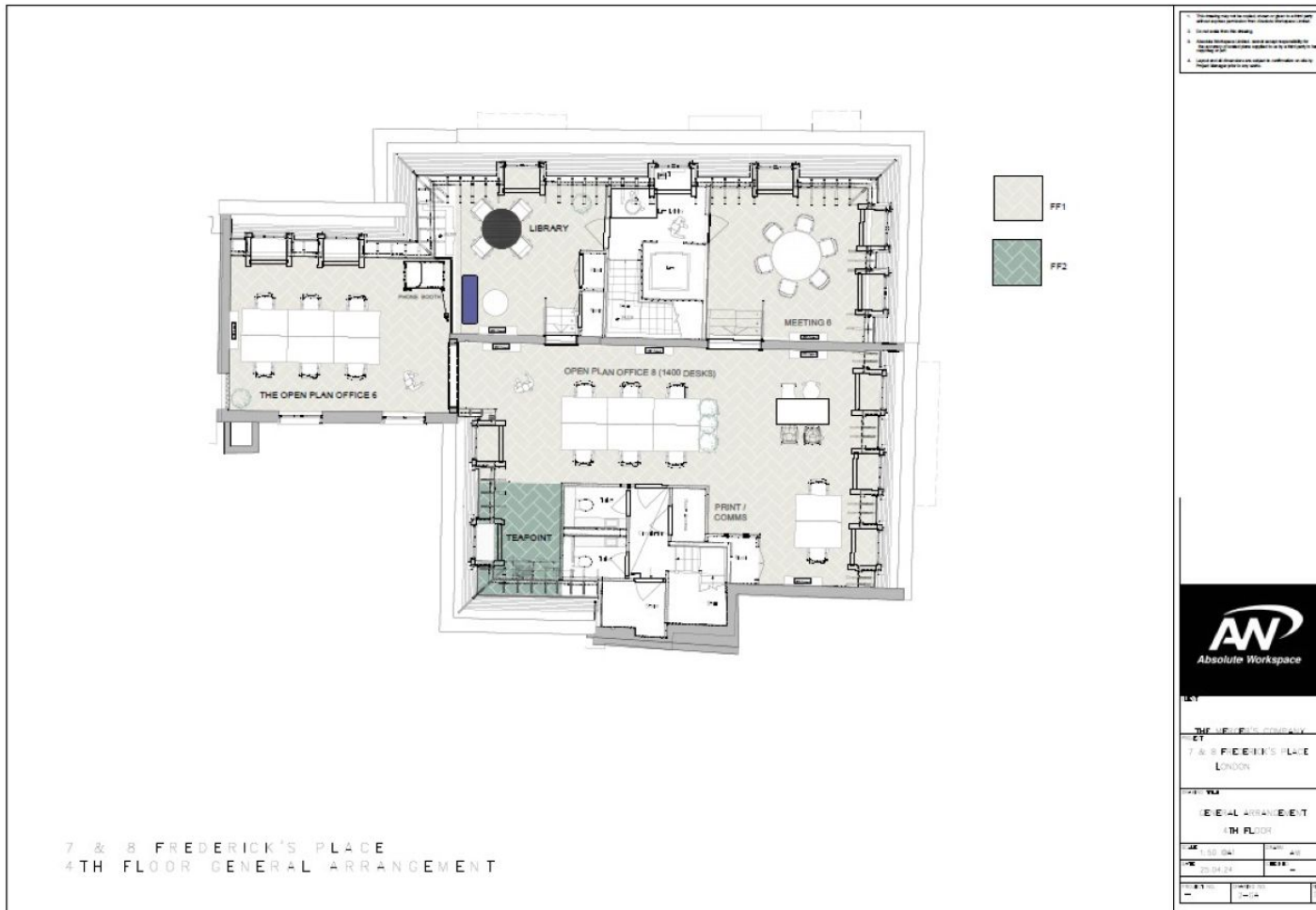
Non managed (conventional) costs available upon request

May 8, 2019









Floor Plan

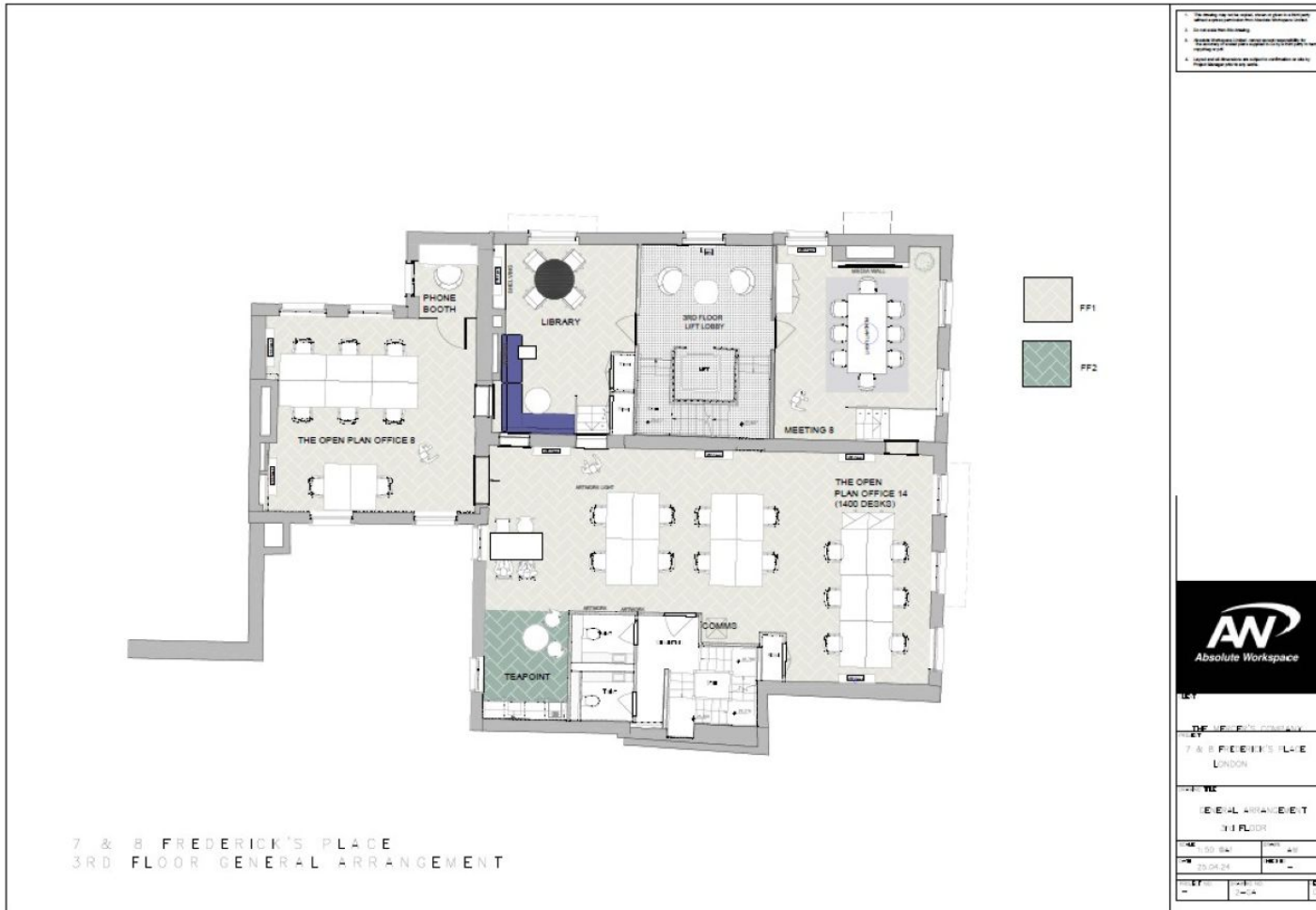
Floor: **4th Floor**

Size (NIA) : **1,469 Sq Ft**

Desks: **16**

Meeting Rooms: **1**

Floor plan not to scale.



Floor Plan

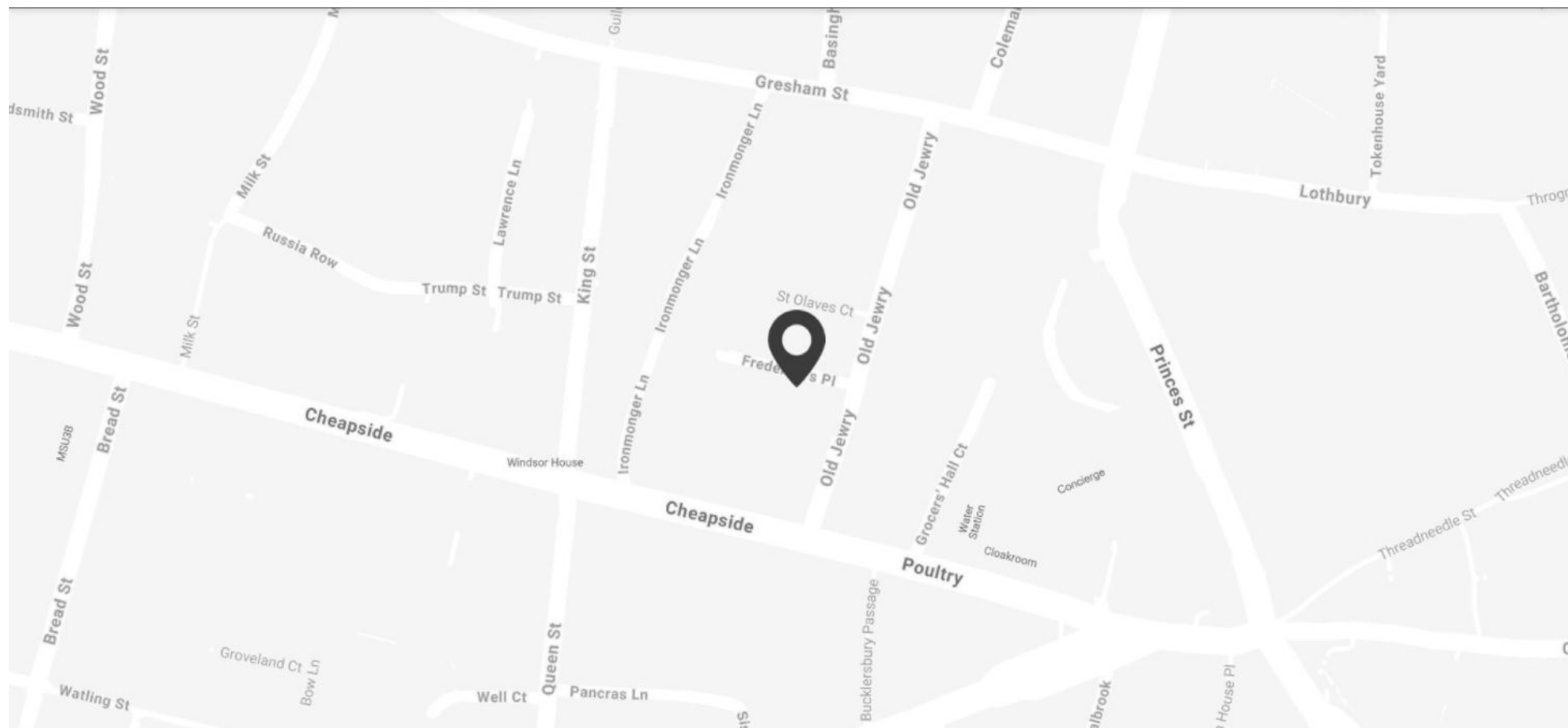
Floor: **3rd Floor**


Size (NIA) : **1,849 Sq Ft**

Desks: **22**

Meeting Rooms: **1**


Floor plan not to scale.


**Leasing Agent Contact Information :****Veronika Sillitoe**

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