

Offering newly refurbished, fitted offices in between St Paul's Underground Station & Bank Underground Station

138 Cheapside

EC2V 6BJ

Office

TO LET

3,223 sq ft

(299.43 sq m)

- Views of St. Paul's
- Fully fitted
- LED lighting
- Refurbished, manned reception
- New VRF air conditioning
- Fully accessible raised floor
- Refurbished building

Summary

Available Size	3,223 sq ft
Rent	£77.50 per sq ft pax
Rates Payable	£25 per sq ft est pa
Service Charge	£15 per sq ft est pa
EPC Rating	B

Description

The building's prominent curved facade was created in the 1950's in a style that is now once again at the centre of high design and this external impact has been complemented by a new, high quality entrance, progressive office interiors, up to the minute on-site amenities and a level of services that allows efficient and flexible use.

The second floor will be available from Q1 2025.

Location

One Three Eight Cheapside sits on the northern side of Cheapside, opposite the contrasting landmarks of the historic St Paul's Cathedral and the contemporary One New Change with its highly successful office, retail and restaurant mix. St Paul's Underground station (Central Line) is one minute's walk away, whilst Bank underground station is only a 3 minute walk away.

Accommodation

The accommodation comprises the following NIA(s):

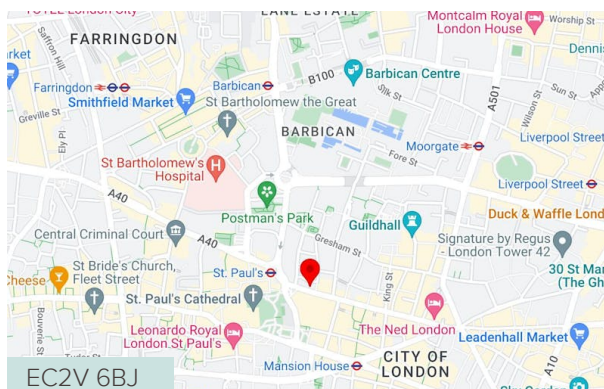
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
2nd	3,223	£77.50	£25	£15	£31,558.54	£378,702.50	CAT B

Viewings

Viewings by prior arrangement, strictly through the sole letting agent Ingleby Trice.

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

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KEY TO GENERAL ARRANGEMENT

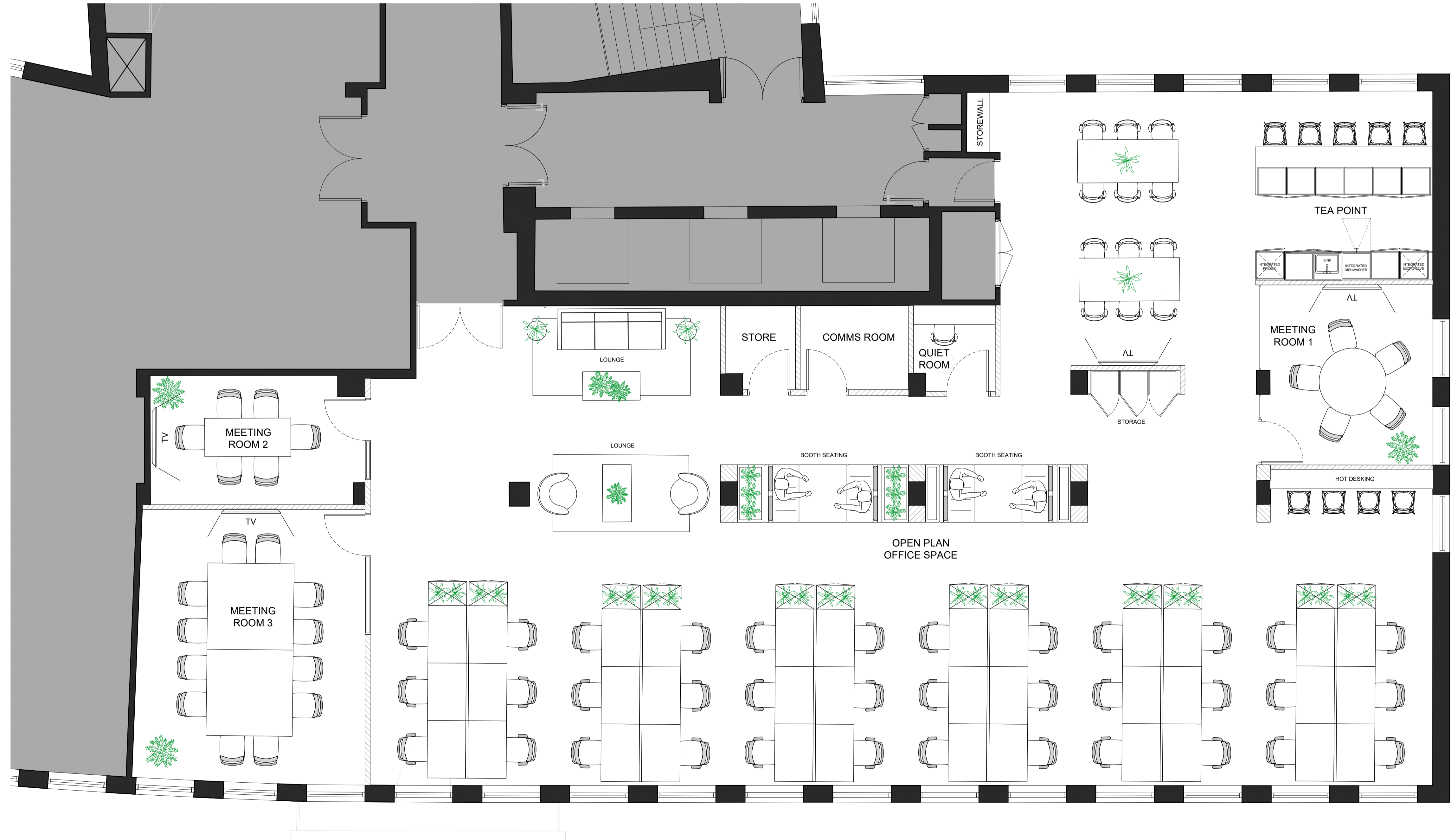
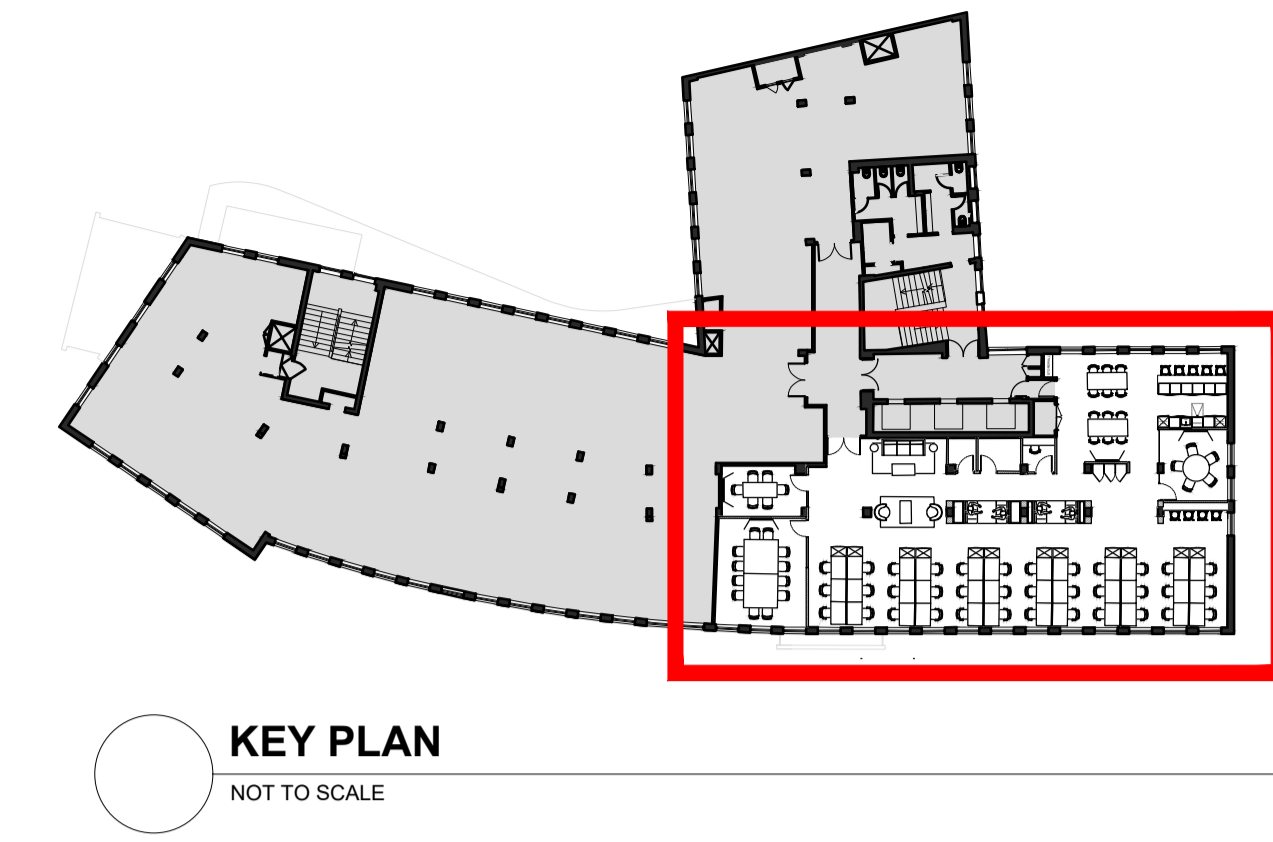
Some symbols shown may not appear in drawing, and may not be to scale. Drawing must be printed in colour.

NO WORKS to landlord areas

GA Reference Legend

Existing basebuild wall or partitioning

New partitioning



REV	DESCRIPTION	BY	DATE
DRAWING STATUS			
CONTRACT			
Endurance Land			
Jubilee Charm Investments			
Address 438 Cheapside EC2V 6BJ London			
Project Number	Floor	Detail	
WP281	02	GA	
Drawing Title			
Second Floor			
General Arrangement			
Produced by	Scale	Date Created	Rev
BF	1:50@A1	29/11/2024	0
WHITEPAPER 7-10 Bateman's Row London, EC2A 3HH		hello@whitepaperco.com +44 203 859 4444	

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NOTE
This drawing is not to be scaled.
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All information is subject to statutory approval and site survey. The general contractor is to carry out a check site survey to confirm that the design intent can be met and that it is appropriate for the environment in which it is to be installed. The general contractor is to notify White Paper in writing of all preparation works that are required to be carried out prior of their works.

