

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
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):

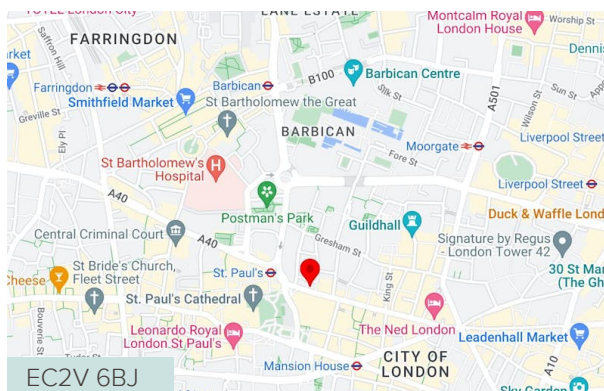
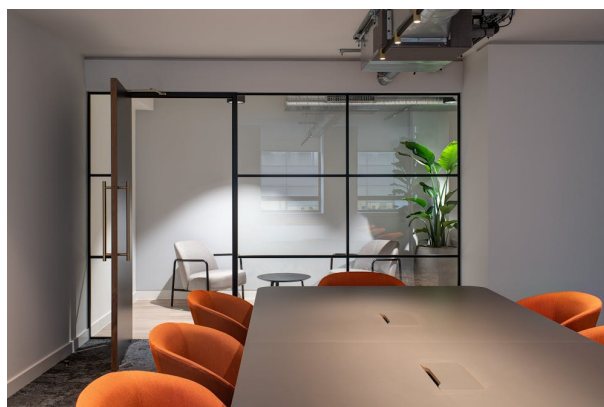
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
2nd	3,223	£77.50	£25	£15	£31,558.54	£378,702.50	CAT B

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

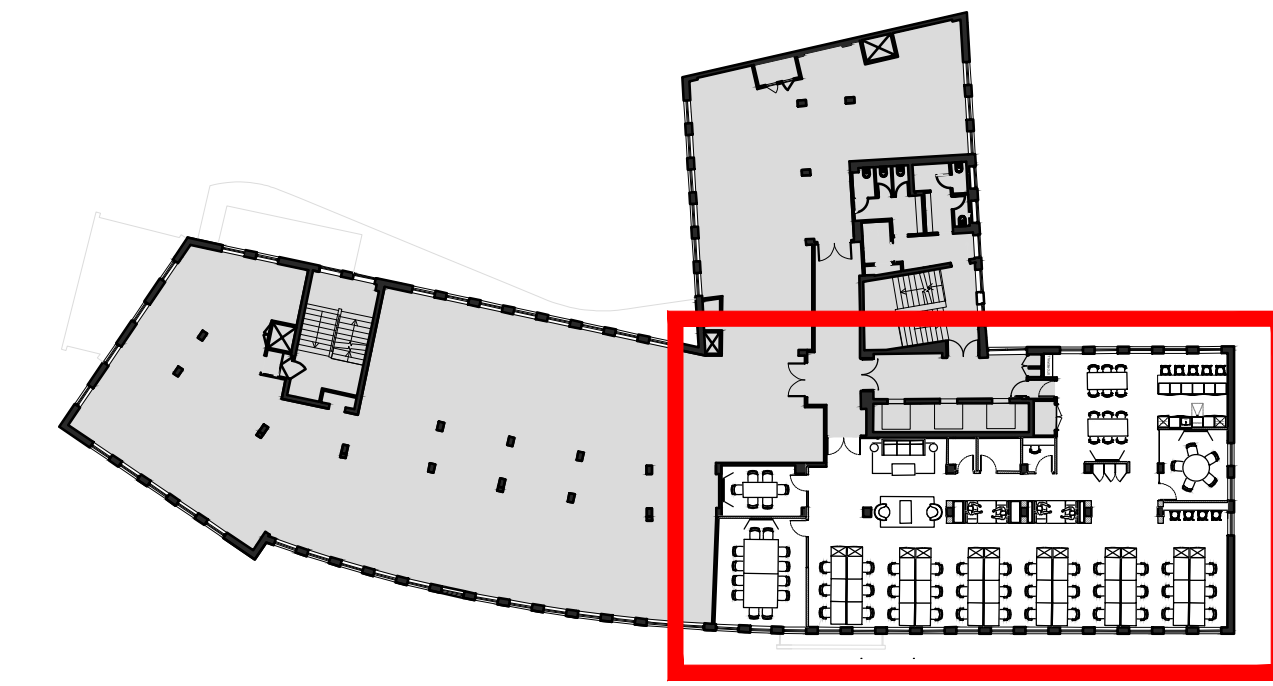
Some symbols shown may not appear in drawing, and may not be to scale. Drawing must be printed in colour.



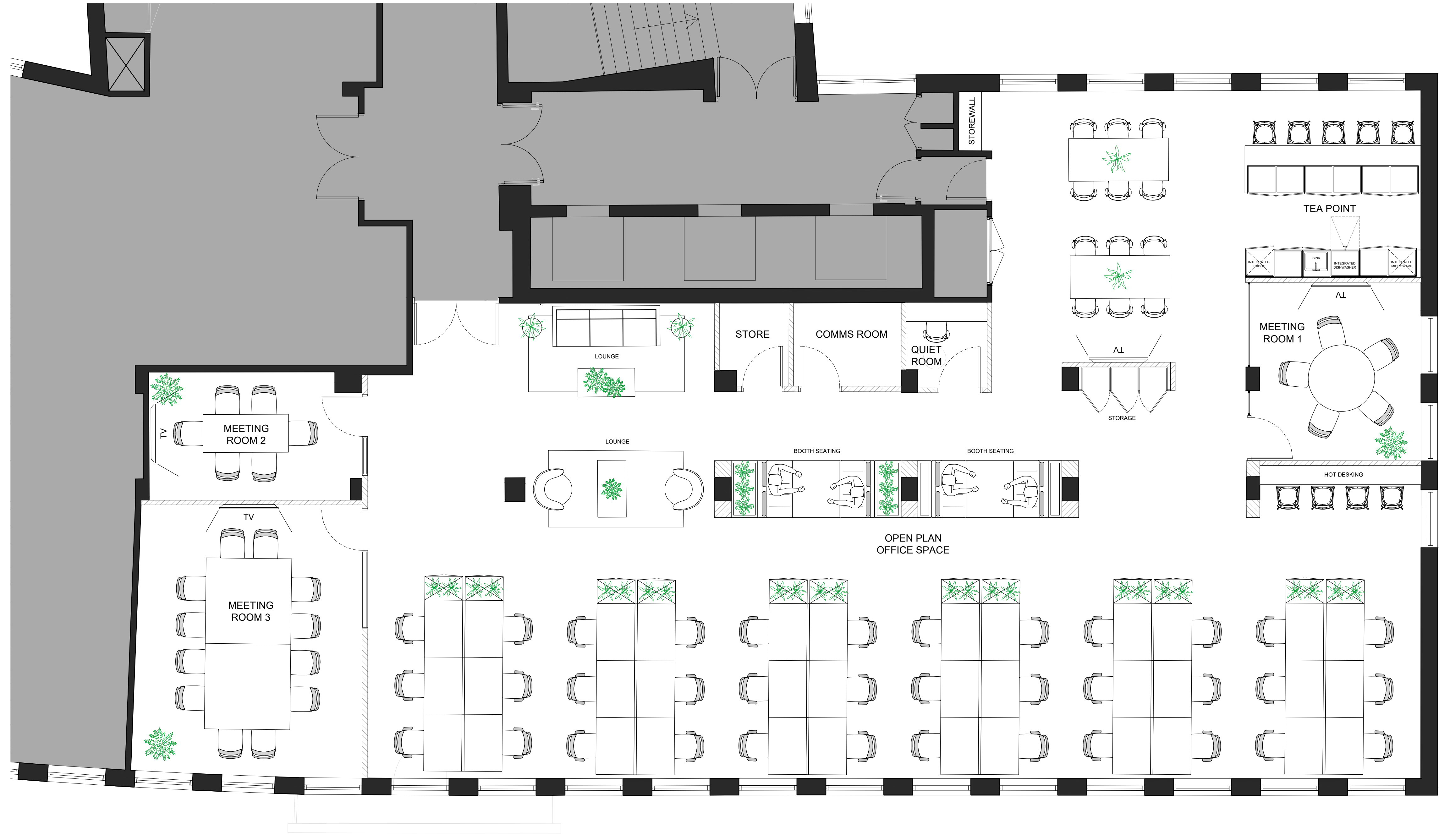
GA Reference Legend

Existing basebuild wall or partitioning

New partitioning



KEY PLAN
NOT TO SCALE



REV	DESCRIPTION	BY	DATE
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DRAWING STATUS
CONTRACT

Endurance Land
Jubilee Charm Investments

Address
438 Cheapside
EC2V 6BJ
London

Project Number WP281	Floor 02	Detail GA
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Drawing Title
**Second Floor
General Arrangement**

Produced by BF	Scale 1:50@A1	Date Created 29/11/2024	Rev 0
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WHITEPAPER
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