

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

<b>Available Size</b>	3,223 sq ft
<b>Rent</b>	£72.50 per sq ft pax
<b>Rates Payable</b>	£25 per sq ft est pa
<b>Service Charge</b>	£15 per sq ft est pa
<b>EPC Rating</b>	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):

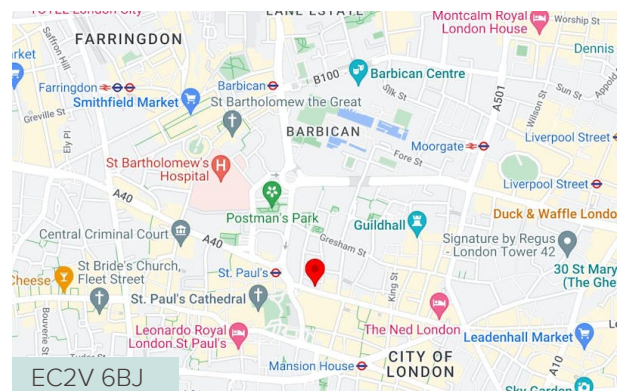
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
2nd	3,223	£72.50	£25	£15	£30,215.63	£362,587.50	CAT B

## 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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**General Notes**

**Revision Notes**

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Client: **Endurance Land**  
 Site Address: **Level 02, 138 Cheapside, London EC2V 6BJ**

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