

LONDON EC2



4 FREDERICK'S PLACE



MADE IN  
THE PAST,  
RE-CRAFTED FOR  
*THE FUTURE...*



# PERIOD CHARM











# TRANQUIL SPACES







# NEW VIEWS



The background is a close-up of a light-colored, possibly stone or plaster, architectural relief. It features intricate carvings of leaves, flowers, and a central circular medallion. The entire image has a dark green overlay.

# CRAFTED AND CONSIDERED OFFICE SPACE...



# SENSITIVELY RESTORED FOR TODAY'S OCCUPIER



*4 Frederick's Place is a 18th century, Grade II listed building with a wealth of original features. The building has undergone a comprehensive restoration to provide 3,706 Sq Ft office and ancillary residential space.*

The building offers luxurious self-contained office accommodation arranged over the Lower Ground, Ground, 1st and 2nd floors. The 3rd and 4th floors benefit from ancillary residential use.





# REFINED FINISHES



Period details  
restored throughout



Air conditioning  
(1 person per 8 sq m density  
of occupation)



New LED  
lighting



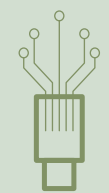
Fully electric  
building



New double glazed  
sash windows



Kitchenette  
installed



Excellent fibre  
connectivity  
(via pre-installed BT Openreach)



Fully cabled  
(throughout power  
connected to floor boxes)



24/7  
estate security





# WELLBEING AT THE FOREFRONT



Openable windows  
for natural  
ventilation



Lockers &  
changing facilities



EPC rating  
B (29)



Access to secure  
bike storage



Roof terrace  
on the 1st floor



Shower  
facilities




# THE PENTHOUSE

*Intricately designed residential space, ancillary to the office accommodation below. Delivered as a self-contained unit with two separate bedrooms, both benefiting from en-suite bathrooms.*




Luxurious bathroom



VRF air conditioning throughout



Stylish kitchen



High quality joinery



Two bedrooms with en-suite bathrooms



# SPACE TO THRIVE

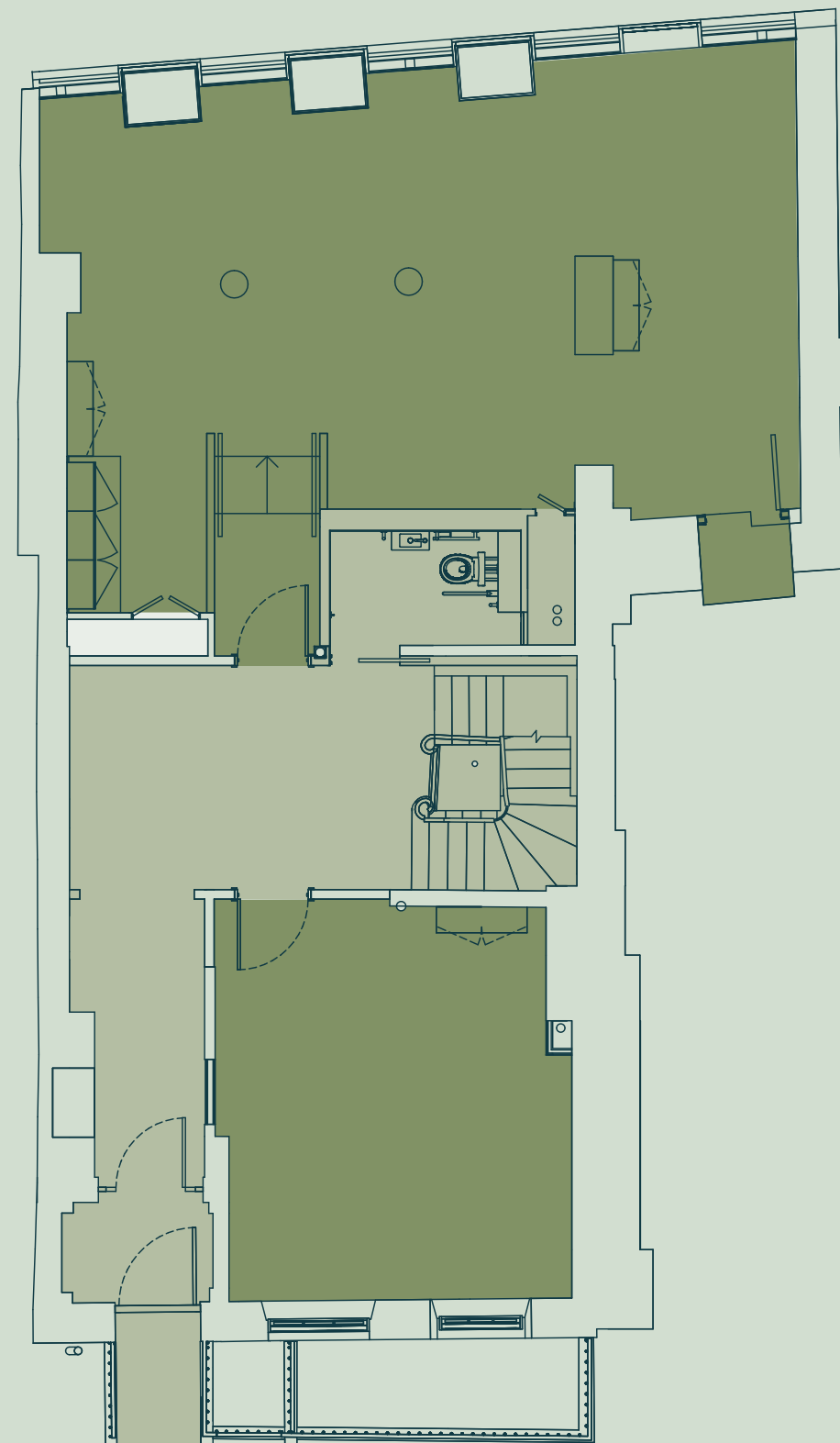
FLOOR	USE	SQ FT	SQ M
4th	Residential / Office*	469	43.6
3rd	Residential / Office*	633	58.8
2nd	Office	663	61.6
1st	Office	654	60.8
Ground	Office	891	82.7
Lower Ground	Office	396	36.8
<b>TOTAL</b>		<b>3,706</b>	<b>344.3</b>

- Office
- Core
- Showers / Changing

\* Ancillary  
For indicative purposes only. Not to scale.

## GROUND FLOOR

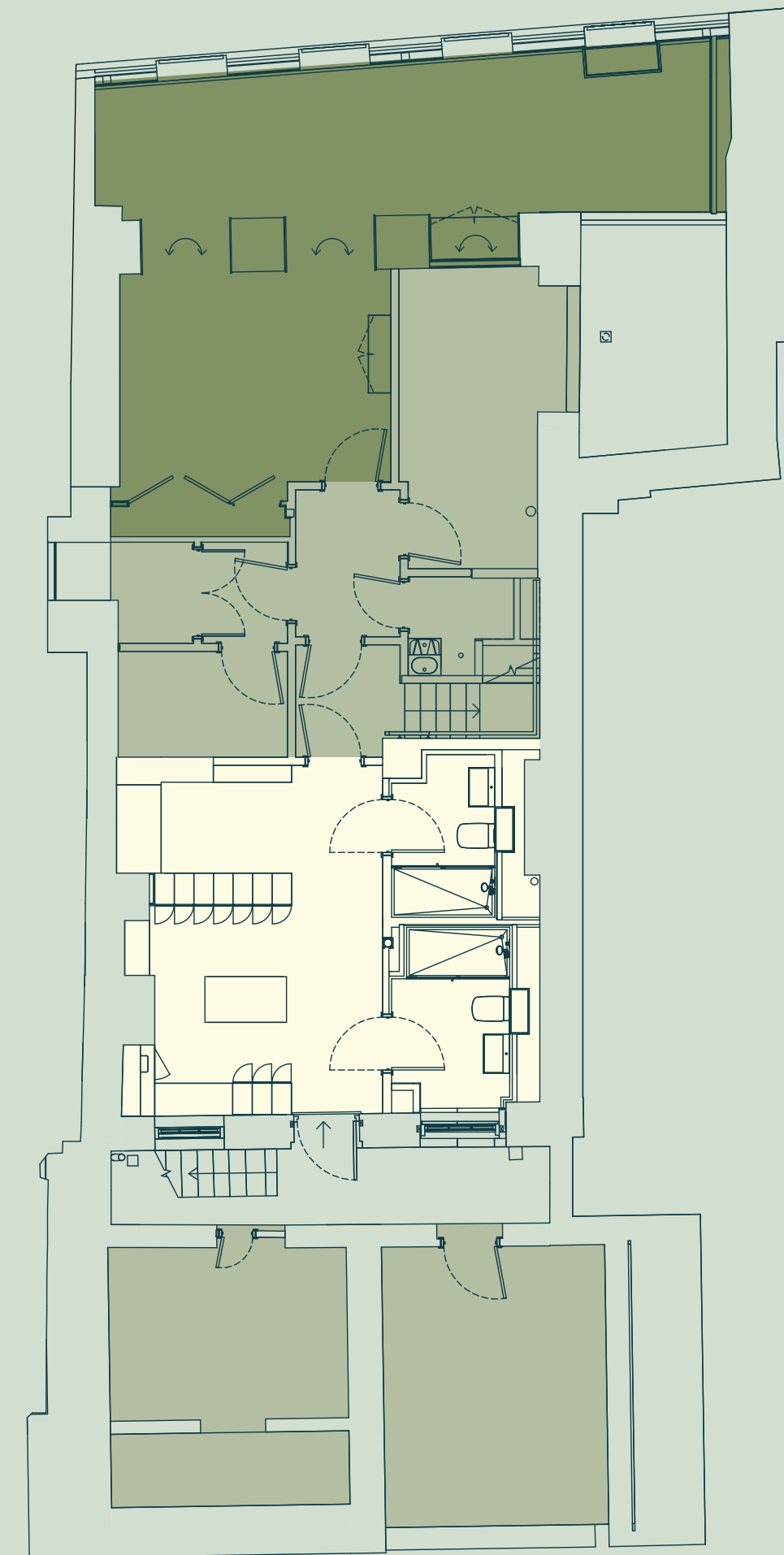
891 SQ FT / 82.7 SQ M



Frederick's Place

## LOWER GROUND FLOOR

396 SQ FT / 36.8 SQ M



NORTH



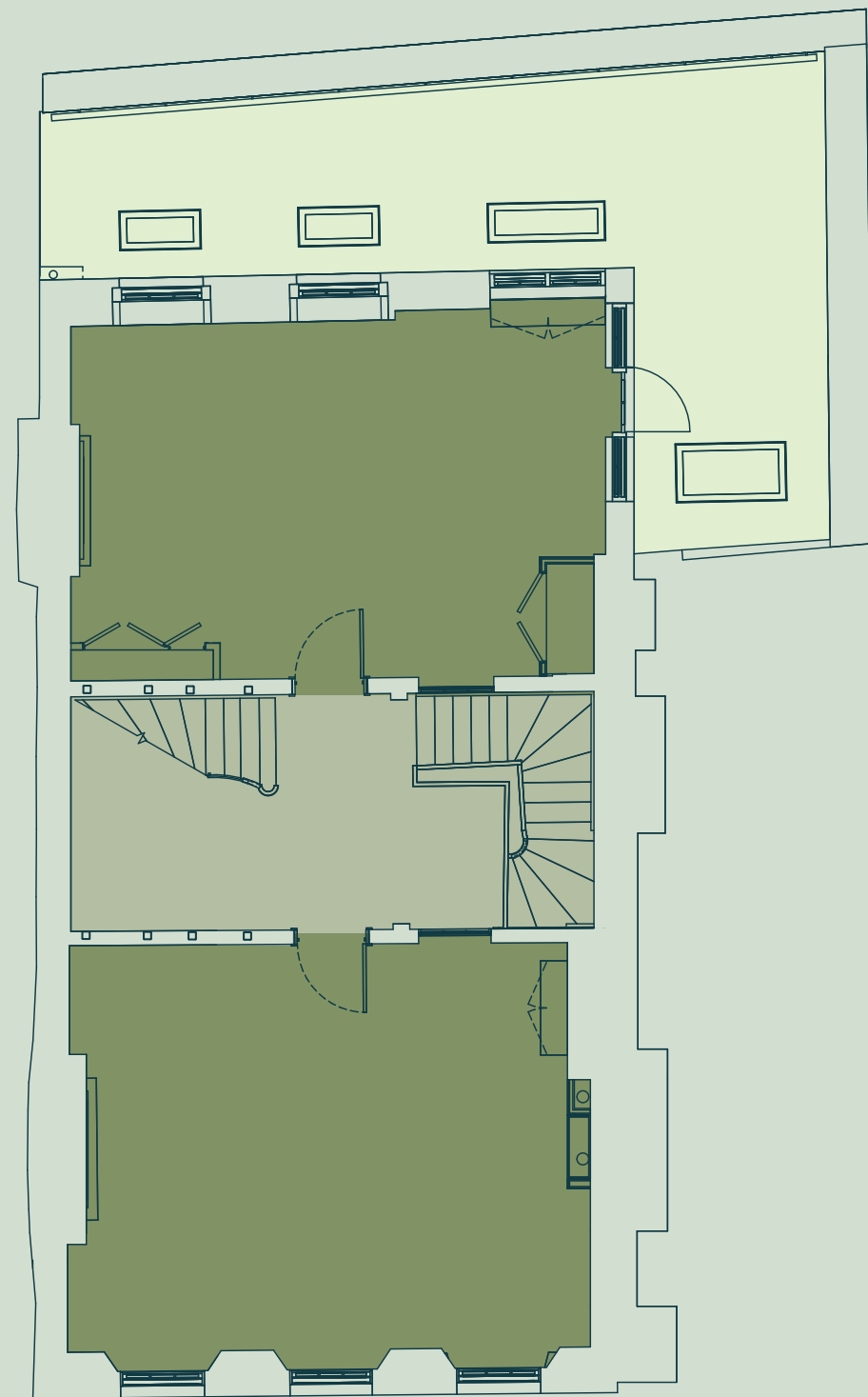






# FIRST FLOOR

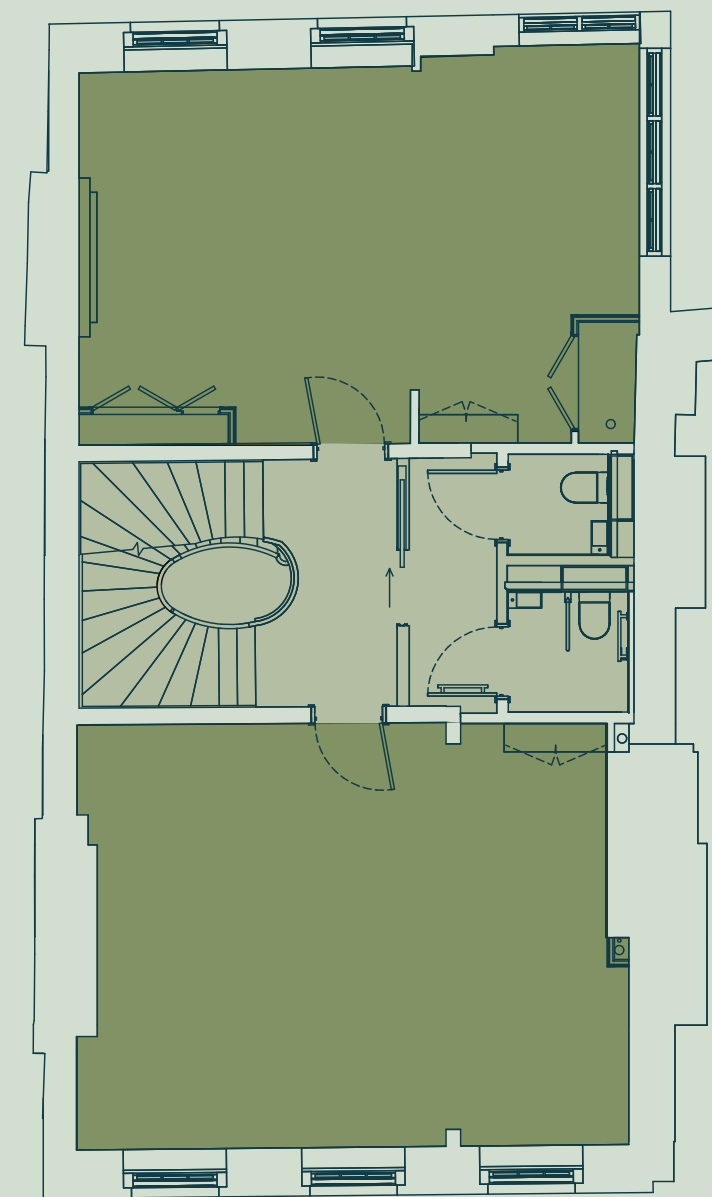
654 SQ FT / 60.8 SQ M



Frederick's Place

# SECOND FLOOR

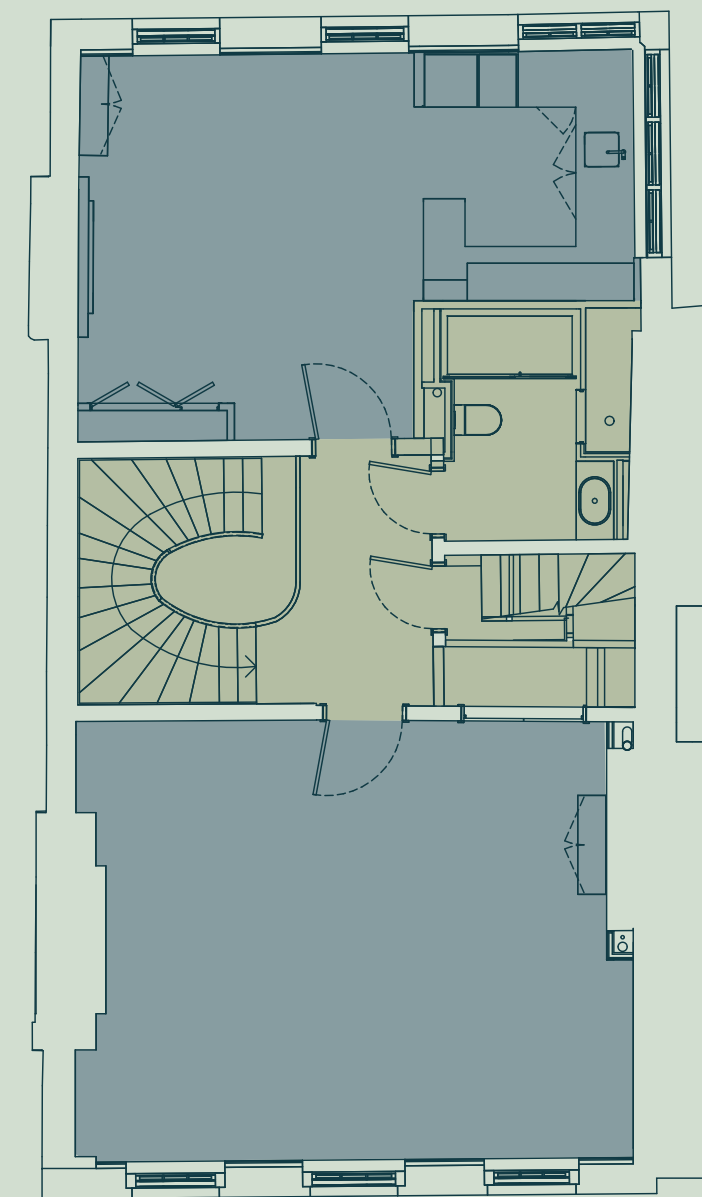
663 SQ FT / 61.6 SQ M



Frederick's Place

# THIRD FLOOR

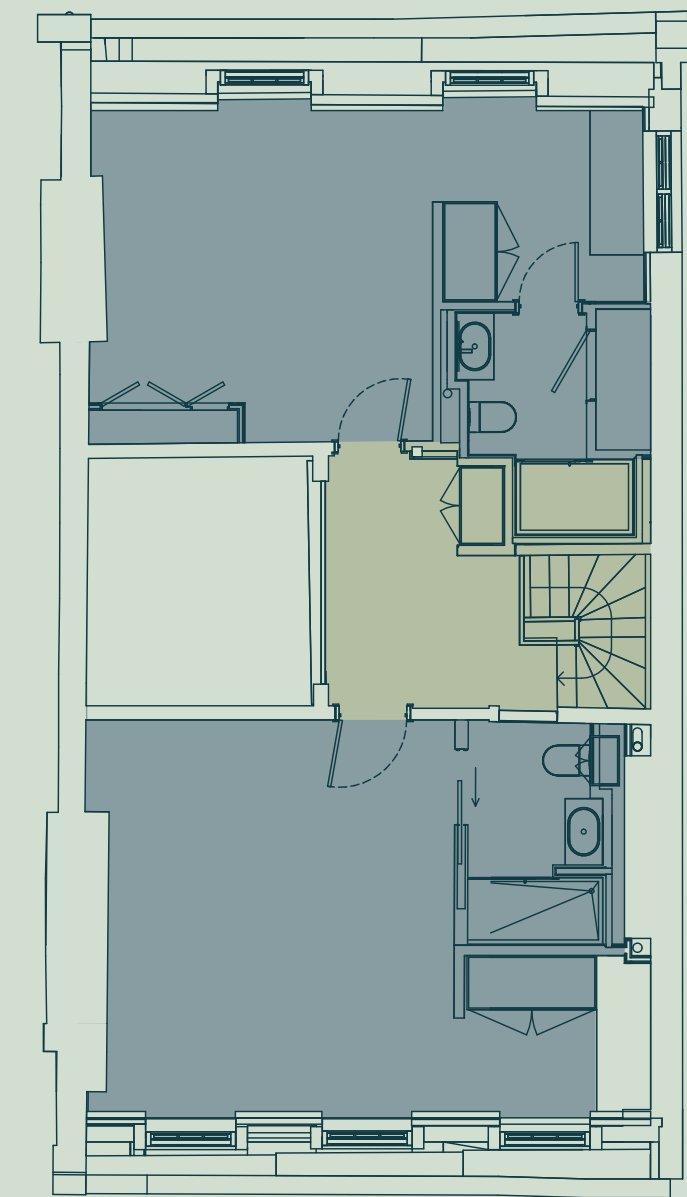
633 SQ FT / 58.8 SQ M



Frederick's Place

# FOURTH FLOOR

469 SQ FT / 43.6 SQ M



Frederick's Place

- Office
- Core
- Residential / Office
- Terrace

For indicative purposes only. Not to scale.

NORTH





THE BUSTLING  
CITY OF LONDON,  
RIGHT ON YOUR  
DOORSTEP...







# AN ICONIC CITY LOCATION

*The building is located within a five minutes walk to The Ned, One New Change, Bloomberg Arcade and The Royal Exchange.*

Whatever you're in the mood for, the surrounding area has something for every occasion. Fine dining, cafés and bars only moments away. Transport links are excellent with Bank station less than 100 metres away.







# GET AROUND TOWN WITH EASE



## Restaurants & Bars

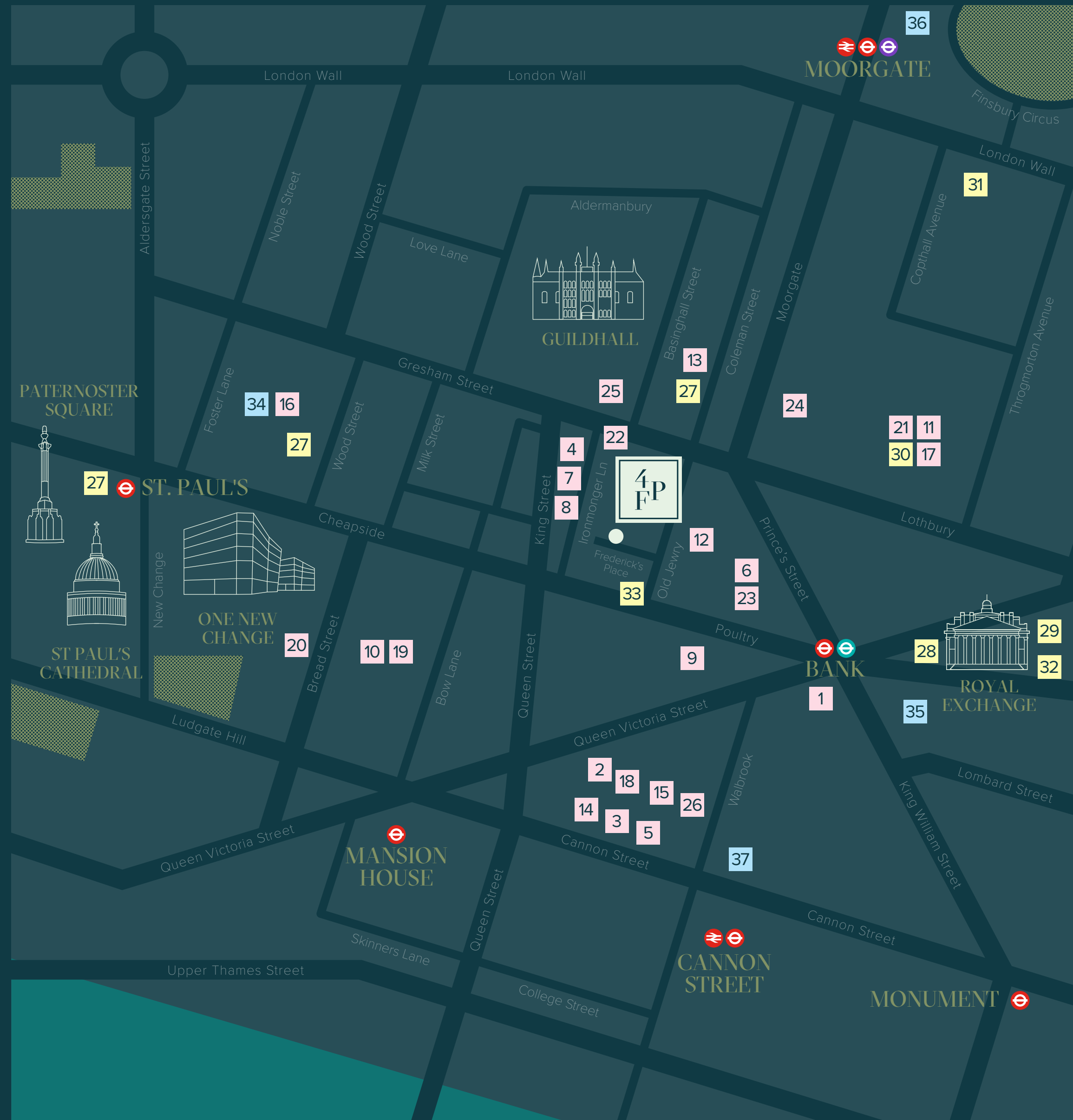
1. 1 Lombard Street
2. Brigadiers
3. Bleecker Burger
4. Cabotte
5. Caravan
6. Cecconi's
7. City Arts Bar
8. City Caphê
9. Enoteca da Luca
10. Coq d'Argent
11. Coya
12. Goodman
13. Hawksmoor
14. Koya
15. Lina Stores
16. Manicomio
17. Mint Leaf
18. Poké House
19. Porterford Butchers
20. Street Pizza
21. Temper
22. The Anthologist
23. The Ned
24. The Tokenhouse
25. The Trading House
26. Vinoteca

## Coffee

27. Black Sheep Coffee
28. Grind
29. Hagen
30. Notes
31. Ole & Steen
32. Rosslyn
33. Where's Fred's

## Fitness

34. Barrys
35. GymBox
36. Third Space
37. Virgin Active



BANK

**01**

MIN WALK

CANNON ST

**04**

MIN WALK

ST PAUL'S

**04**

MIN WALK

MOORGATE

**08**

MIN WALK

Walk times from the building. Source: TfL



# FURTHER INFORMATION



**Peter Gray**

M 07765 220 528  
E peter.gray@knightfrank.com

**Malcolm Trice**

M 07791 049 792  
E m.trice@inglebytrice.co.uk

**Tom Harvey**

M 07790 344 111  
E tom.harvey@knightfrank.com

**Veronika Sillitoe**

M 07966 029 048  
E v.sillitoe@inglebytrice.co.uk



THE  
MERCERS'  
COMPANY

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