



Made in the past, re-crafted for the future. The building offers luxurious self contained office/residential accommodation.

4 Frederick's Place

EC2R 8AB

Office

TO LET

3,706 sq ft

(344.30 sq m)

- Comprehensively refurbished
- Grade II listed with plenty of original character and charm
- VRF Air conditioning
- Luxurious showers and bike storage
- Top two floors ancillary residential/office accommodation
- Terrace on the 1st floor

Summary

Available Size	3,706 sq ft
Rent	Offers in excess of £275,000 pa excl.
Rates Payable	£19.07 per sq ft pa est
Service Charge	TBC
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	B (29)

Description

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 3,720 sq. ft of office and ancillary residential space.

The building offers luxurious self contained accommodation over the LG, G and 1st to 4th floors.

The Penthouse (3rd and 4th floor ancillary residential accommodation) has been intricately designed and has been delivered as a two-bedroom duplex.

Location

Perfectly located in the City, 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). 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.

Accommodation

The accommodation comprises the following NIA(s):

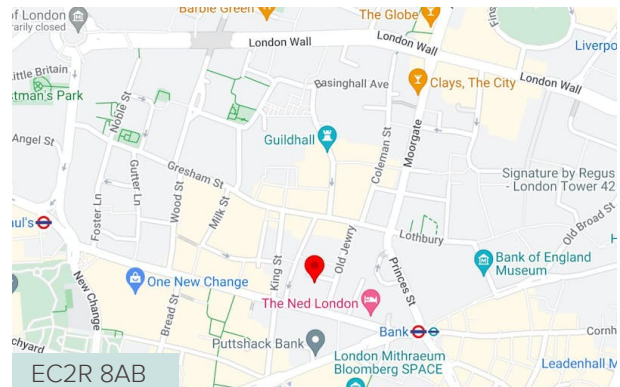
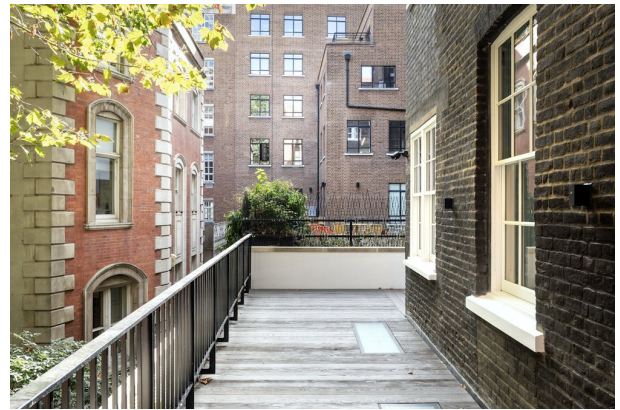
Name	sq ft	sq m	Availability
4th - Ancillary Resi/office	469	43.57	Available
3rd - Ancillary Resi/office	633	58.81	Available
2nd	663	61.59	Available
1st	654	60.76	Available
Ground	891	82.78	Available
Lower Ground	396	36.79	Available
Total	3,706	344.30	

Viewings

Viewings by prior arrangement, strictly through the joint sole letting agents Ingleby Trice and Knight Frank.

Terms

A new FRI lease direct from landlord is available for a term by arrangement. The building is available as a whole only. Rent on application.



Viewing / further information

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