



Unique contemporary offices with exposed original finishes and brickwork within historic Frederick's Place

7-8 Frederick's Place

EC2R 8AB

Office

TO LET

1,469 to 3,318 sq ft

(136.47 to 308.25 sq m)

- Fitted & furnished offices
- VRF air conditioning
- LED lighting
- Manned reception
- Passenger lift
- Fibre line connected
- Showers and bike storage

Summary

Available Size	1,469 to 3,318 sq ft
Rent	£82.50 per sq ft pa excl.
Business Rates	14.11-20.13 (2024/25)
Service Charge	TBC
Legal Fees	Each party to bear their own costs
EPC Rating	C (56)

Description

Frederick's Place offers historical frontage with modern and progressive office space in the heart of the City. Unique in character and with a legacy ambition, combines the classic with contemporary. 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.

The third floor will be delivered fitted and furnished.

The fourth floor can also be delivered fitted and furnished depending on tenant's requirements.

The works are due to complete in September 2024.

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).

Accommodation

The accommodation comprises the following NIA(s):

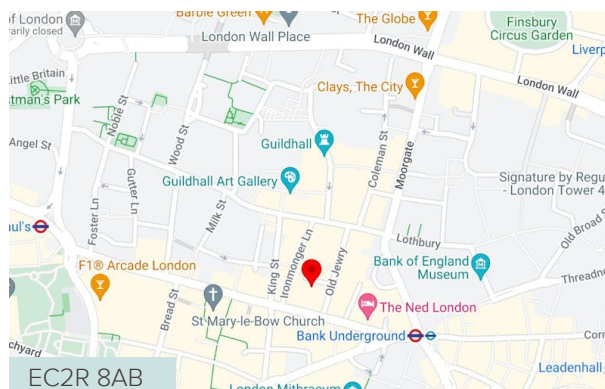
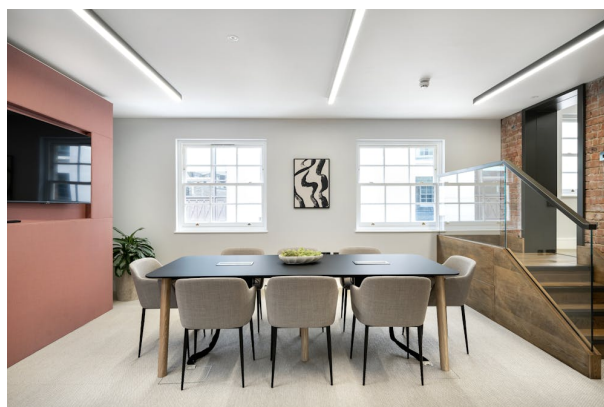
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Fitout Concept
4th	1,469	£82.50	£14.11	On Application	CAT A+
3rd	1,849	£82.50	£20.13	On Application	CAT B

Viewings

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

Terms

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



Viewing / further information

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7-8
FREDERICK'S
PLACE

L O N D O N
E C 2

Newly fitted offices of 1,469 sq. ft
& 1,849 sq. ft available to let

FREDERICK'S PLACE

LONDON
EC 2

On your doorstep

All within a 10 min walk

ON YOUR DOORSTEP

GALLERY

SPECIFICATION

AVAILABILITY

CONTACT

Frederick's Place brings with it all the benefits of being located in the heart of the Square Mile.

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.



105

Restaurants



05

Museums



91

Bars & Pubs



04

Art Galleries



06

Parks & Gardens



18

Gyms

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Exterior

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Reception

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SPECIFICATION

AVAILABILITY

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Third floor office (meeting room)

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Third floor office (open plan)

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AVAILABILITY

CONTACT



Third floor office (library)

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[SPECIFICATION](#)

[AVAILABILITY](#)

[CONTACT](#)



Third floor office (kitchen)

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[SPECIFICATION](#)

[AVAILABILITY](#)

[CONTACT](#)



Third floor office (privacy pod)

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SPECIFICATION

AVAILABILITY

CONTACT



Facilities

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SPECIFICATION

AVAILABILITY

CONTACT



Basement (cycle store)

Specification

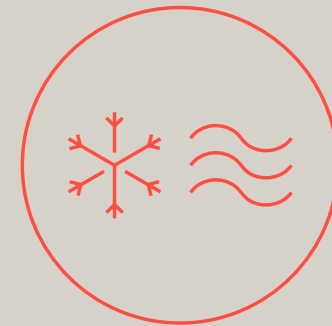
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GALLERY

SPECIFICATION

AVAILABILITY

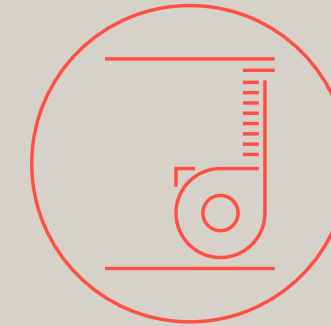
CONTACT



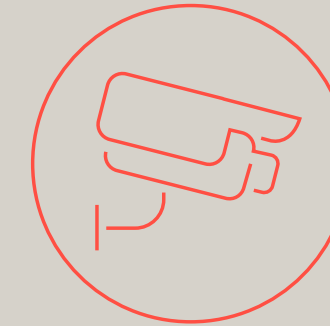
VRF Air
Conditioning



Access to
Showers, Bike Racks
& Changing facilities



Average Floor to Ceiling
Height 2.87m



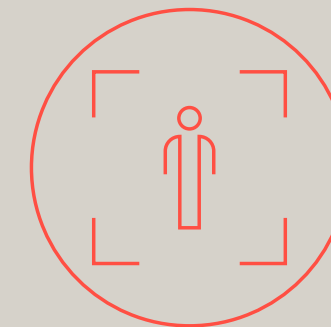
24/7 Estate
Security



Manned Reception



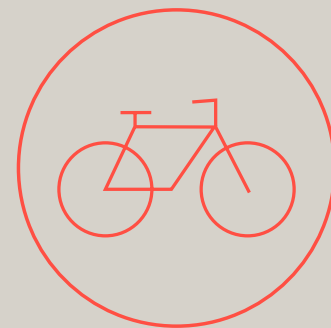
Passenger Lift



1:8 Occupation
Density



Fully Fitted &
Furnished



Secure Bike Storage



Fully Cabled



EPC C (56)

FREDERICK'S PLACE

LONDON
EC 2

3rd

Third Floor

Total area 1,849 sq. ft

3rd Floor fully fitted and furnished

- 1 x 8 Person Meeting Room
- 22 x Open Plan Desks
- 1 x Phone Booth
- 1 x Kitchenette and Break out

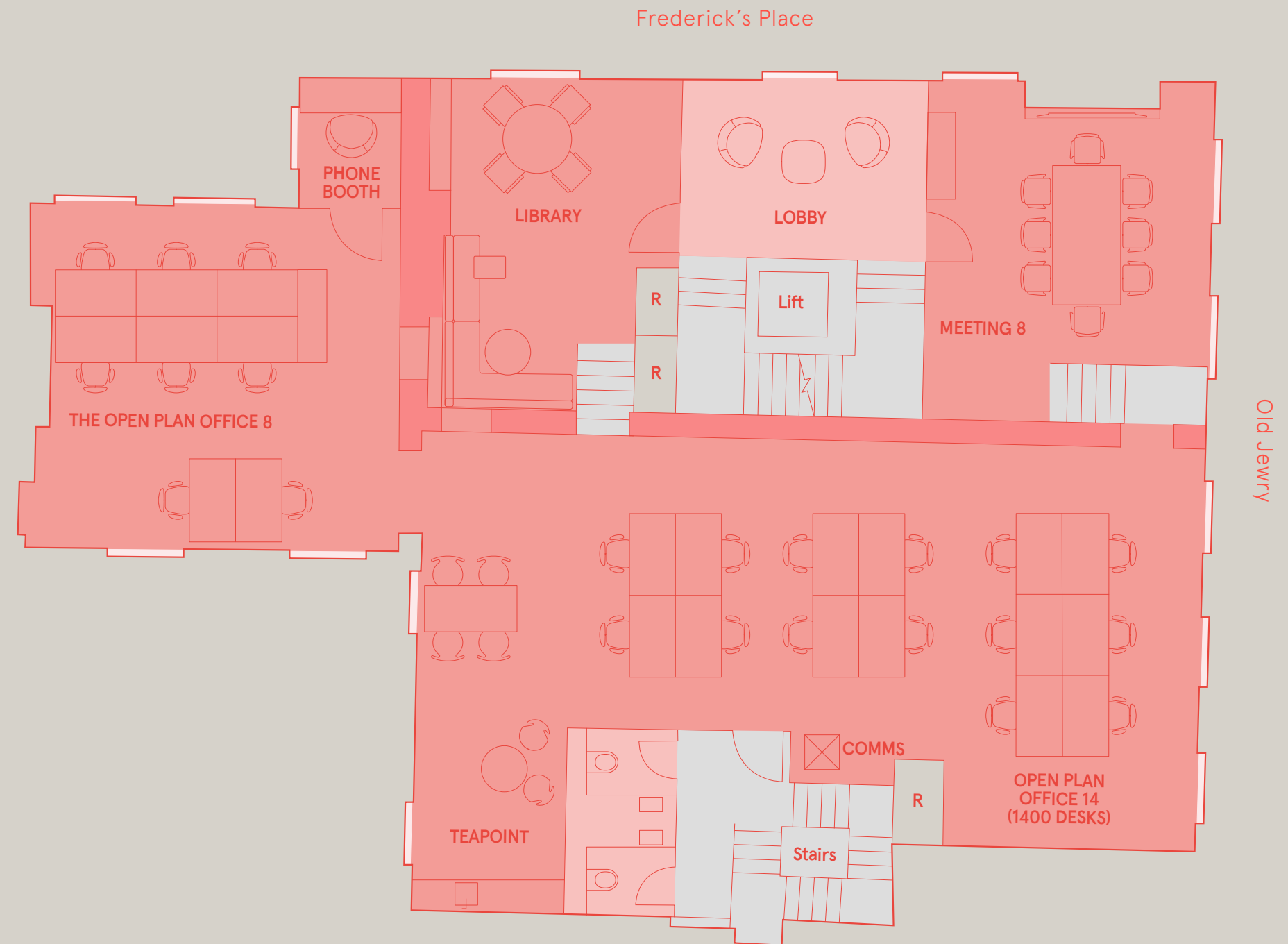
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SPECIFICATION

AVAILABILITY

CONTACT



● Office Space ● Core

FREDERICK'S PLACE

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4th

Fourth Floor
Total area 1,469 sq. ft

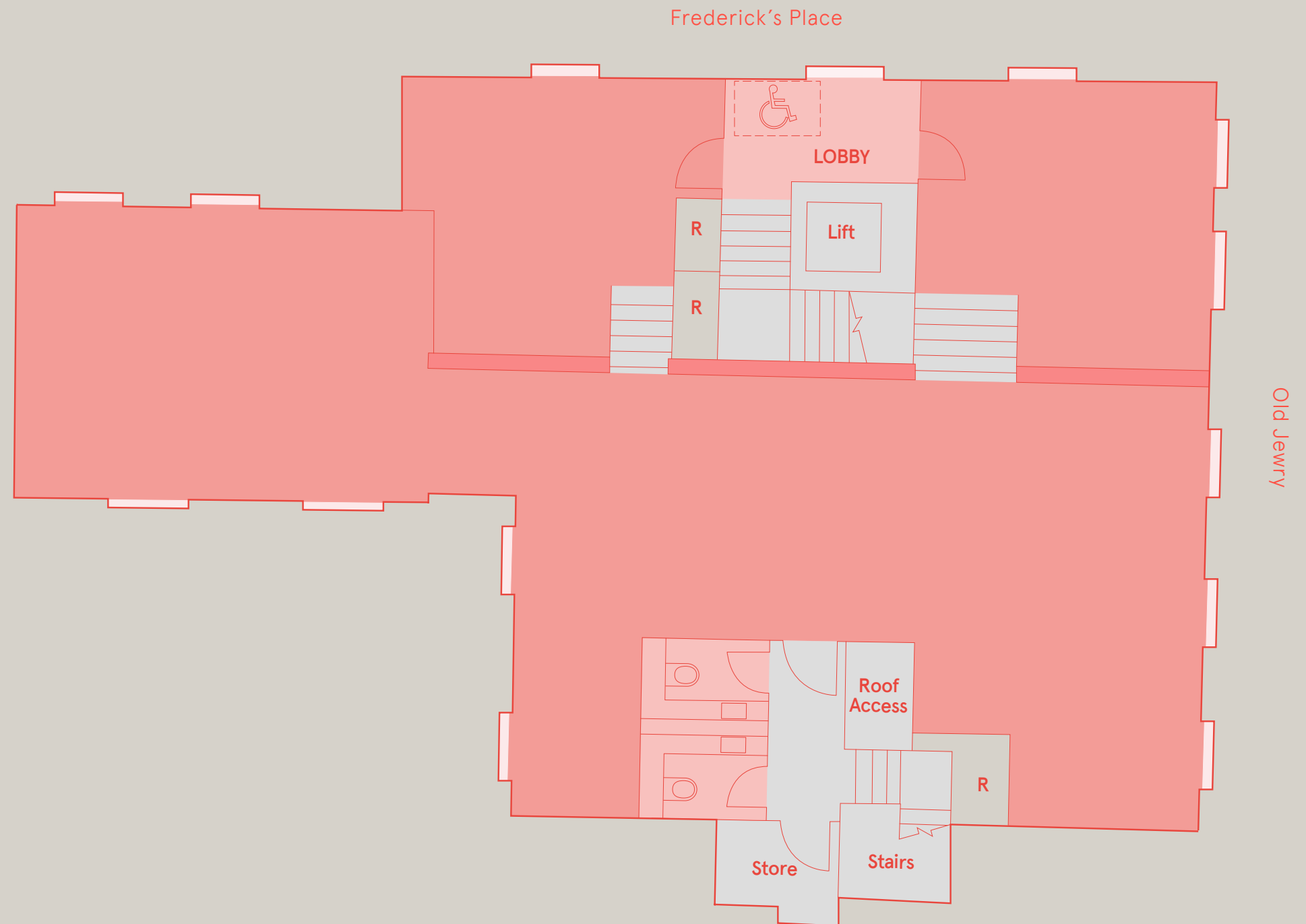
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SPECIFICATION

AVAILABILITY

CONTACT



● Office Space ● Core

FREDERICK'S PLACE

LONDON
EC 2

Contact

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SPECIFICATION

AVAILABILITY

CONTACT

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