



EXCEPTIONALLY BRIGHT FITTED SUITES

## EXCEPTIONALLY BRIGHT, REFURBISHED & FITTED OFFICE SUITE OVERLOOKING CHEAPSIDE - COMING JANUARY 2025

### 1 Bow Lane

Cheapside, EC4M 9EE

Office

# TO LET / FOR SALE

1,269 sq ft

(117.89 sq m)

- Newly refurbished in a contemporary style
- Fitted to a high level Cat A+ with 18 desks and 2 meeting rooms
- Flexible lease lengths available
- Bank, Mansion House and St Paul's, all within 4 minutes' walk
- Both opening windows and air-conditioning
- Dual aspect with exceptional natural light

## Summary

<b>Available Size</b>	1,269 sq ft
<b>Rent</b>	£67.50 per sq ft
<b>Rates Payable</b>	£15.77 per sq ft
<b>Service Charge</b>	£9.86 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

1 Bow Lane is currently undergoing a comprehensive refurbishment to deliver office accommodation to meet the needs of the modern occupier. Each of the available floors have been designed to accentuate the bright, efficient space offered, whilst also delivering a modern and flexible specification.

## Location

Bow Lane is prominently located at the intersection of buzzing Cheapside and historic Bow Lane, giving immediate access to two of the City's most established retail, food and beverage destinations.

The corner position also affords the offices at 1 Bow Lane an attractive triple aspect, providing abundant natural light and direct views over and across Cheapside itself.

Transport links are exceptional, with Bank, St Paul's and Mansion House Underground stations all within a 4 minute walk.

## Accommodation

The accommodation comprises the following NIAs:

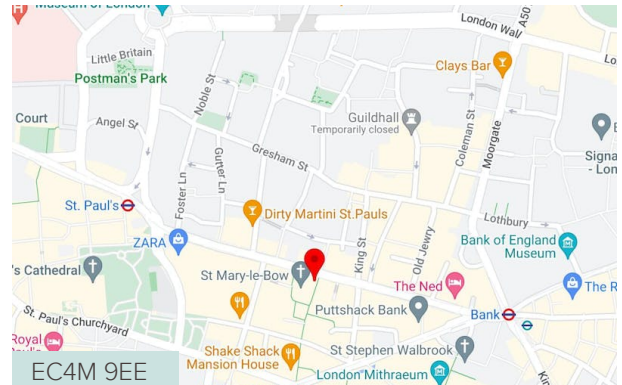
Name	sq ft	Rent	Rates Payable	Service charge	Availability
1st	1,269	£67.50 /sq ft	£15.77 /sq ft	£9.86 /sq ft	Available

## Terms

A new FRI lease for a term by arrangement.

## Microsite

<https://m.search-prop.com/1-bow-lane-london>



## Viewing / further information

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