020 7029 3610
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Refurbished self contained office building in prominent St Paul's location

Knightrider House

2 Knightrider Court, EC4V 5AR

Office

TO LET

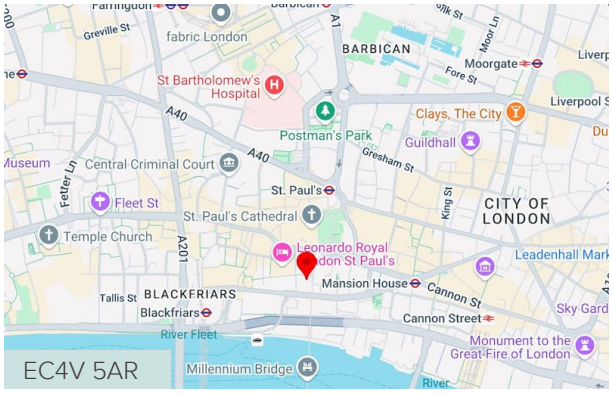
2,792 sq ft

(259.39 sq m)

- Refurbished offices and entrance hall
- VRF air conditioning
- Metal tile ceiling with LED lighting
- Shower
- Lift
- Building only available as a whole

Summary

Available Size	2,792 sq ft
Rent	£62.50 per sq ft pa exclusive
Rates Payable	£17.54 per sq ft estimated pa (26/27)
Service Charge	N/A
VAT	Applicable
EPC Rating	B (44)



Description

Knightrider House is a well known self contained building yards south of St Paul's. The offices are on 1st to 4th floors with extra Lower Ground space if required. The Ground Floor houses a coffee / pasta shop.

Building only available as a whole.

Location

Knightrider House is located just south of St Paul's in the pedestrian walkway which crosses Queen Victoria Street and leads to the Millennium Bridge.

The building is close to the retail amenities of One New Change, Paternoster Square, Cheapside and Bow Lane. Excellent local transport links include St Paul's, Blackfriars and City Thames Link, Mansion House and Cannon Street Stations.

Accommodation

The accommodation comprises the following NIAs:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Availability
4th	506	47.01	£62.50	£17.54	Available
3rd	678	62.99	£62.50	£17.01	Available
2nd	681	63.27	£62.50	£17.01	Available
1st	658	61.13	£62.50	£17.01	Available
Lower Ground	269	24.99	£62.50	On Application	Available
Total	**2,792**	**259.39**	**£62.50**	**£17.14**	

Viewings

By prior arrangement through sole letting agent Ingleby Trice.

Terms

A new lease on the whole is available from the landlord for a term by arrangement.

Viewing / further information

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