

**GRADE II LISTED BUILDING AT THE HEART OF THE LONDON DESIGN COMMUNITY
A FRESHLY REFURBISHED AND CONTEMPORARY SPACE
WITH PRIVATE FACILITIES**



GROUND & MEZZANINE
1,335 SQ FT / 124 SQ M
Suitable for a variety of users

DESCRIPTION

A freshly refurbished and contemporary commercial space available to rent in the heart of London's design community. A fully self-contained unit with its own front door, a private kitchen and new WCs. With 1,335 sq ft of space split over ground mezzanine levels benefiting from a new air conditioning system, new LED lighting and high-speed internet.

The space is essentially offered plug and play and could be suitable for a variety of users including office, medical, showroom or retail.

Located within a 2 minute walk to City Thameslink, a 5 minute walk of Blackfriars tube with national rail services and within a 10 minute walk of Farringdon station for the Elizabeth line, tube and national rail.



**12 BRIDE LANE
LONDON
EC4Y 8EE**





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AMENITIES

- Newly refurbished throughout
- New AC system
- Fitted kitchenette
- Self-contained unit
- New LED lighting
- New toilet facilities
- 1GB Internet Speeds included
- Suitable for a variety of users

AVAILABILITY

FLOOR	SIZE (Sq Ft)	RENT	SERVICE CHARGE inc Business Rates, Utilities & Internet	TOTAL PER ANNUM	AVAILABILITY
Ground & Mezzanine	1,335	£52.00	£11.42	£84,666.00	NOW

VAT

VAT is applicable

Viewings by arrangement through sole agents Noble Harris: -

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