



City Office Agency
5 Aldermanbury Square
London EC2V 7BP

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Refurbished Offices to LET

10 Arthur Street, EC4

2,797 sq ft



LOCATION

The building is situated on Arthur Street at its junction with Martin Lane, just South of Cannon Street and West of London Bridge. This building benefits from transport links with Monument / Bank (Central, Northern, Waterloo & City, DLR, District and Circle lines), Cannon Street (Mainline Rail, District and Circle lines) and London Bridge (Mainline Rail, Northern and Jubilee lines) stations close by.

ACCOMMODATION

The property comprises a period building of masonry construction providing multi-let office accommodation over 8 floors. The available accommodation comprises the 3rd and 4th floors which have recently been refurbished back to the landlords Category A specification. The accommodation is to be made available as a whole or by a floor by floor basis, providing areas ranging from 1,294 – 2,588 sq ft.

Floor	Sq Ft	Sq M
3 rd	1,443 sq ft	134 sq m
4 th	1,354 sq ft	126 sq m
Total	2,797 sq ft	260 sq m

LEASE

A new lease will be available direct from the Landlord for terms to be arranged.

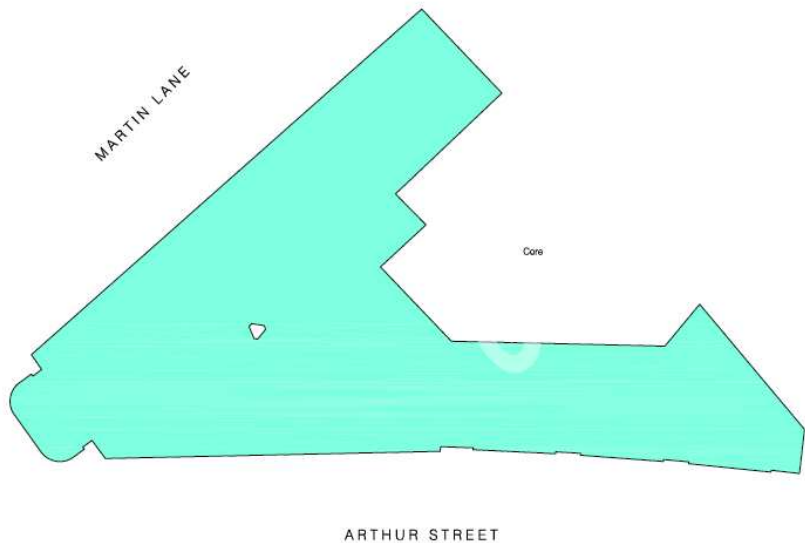
QUOTING TERMS

Guiding Rent: Mid to Late £40s
Rates Payable: £9.39 per sq ft est
Service Charge: £13.20 per sq ft est

AMENITIES

- Air Conditioning
- Raised Floor
- New Suspended Ceiling
- New LG7 Recessed Lighting Units
- Phone Entry System
- Passenger Lift
- Male and Female WCs on Each Floor In The Lift Lobbies
- Kitchenette In Situ On The 3rd Floor
- Security System

Third Floor Office Plan



BNP PARIBAS REAL ESTATE

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Subject to Contract

June 2016