

FIELD & SONS

COMMERCIAL

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OFFICE FLOORS TO LET



**4 BREAMS BUILDINGS, CHANCERY LANE, EC4
1,101 TO 3,749 SQ FT (102.3 TO 348.3 SQM)
NEWLY REFURBISHED
*ONLY £29 PER SQ FT***

LOCATION

Breams Buildings is a quiet side street running between Chancery Lane and Fetter Lane, in the heart of London's established legal district, moments from the Royal Courts of Justice and conveniently located between the City of London and the West End.

Chancery Lane Underground (Central Line) is approximately 300m to the north, whilst Holborn (Central and Piccadilly lines) and Temple (Circle and District lines) Underground stations are both also within a short walk.

In addition to being a vibrant commercial district, a number of educational institutions are also in close proximity including The London School of Economics, Kings College London and The University of the Arts.

Important Notice

Field & Sons for themselves and for their clients of this property whose agents they give notice that: 1) These particulars are set out as a general outline only for the guidance of intending purchasers/tenants and do not constitute part of any offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of Field & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.

4 BREAMS BUILDINGS, LONDON EC4

DESCRIPTION

The available accommodation comprises three individual offices, being the second, third and fourth floors of this semi-detached office building.

Newly refurbished, each floor provides a single open plan space, with good natural light from windows on three sides. Access is via the communal ground floor entrance with stairs and passenger lift to the upper levels. There will also be a shared ground floor waiting area and basement meeting rooms are available to hire by arrangement.

The approximate net internal floor areas are :

Second Floor :	1,324 sq ft (123.0 sqm)
Third Floor :	1,324 sq ft (123.0 sqm)
Fourth Floor :	1,101 sq ft (102.3 sqm)
Total :	3,749 sq ft (348.3 sqm)

AMENITIES

The refurbishment of the offices will include :

- New cassette cooling
- Suspended ceiling with recessed LED lighting
- Floor boxes
- Fully redecorated and carpeted
- W.C.s in common parts on the stair landings
- Passenger lift
- Entryphone controlled access

TERMS

Available either individually or as combinations of two or more floors. New fully flexible leases with terms from six months up to September 2020, outside the Landlord & Tenant Act.

RENT

£29 per sq ft per annum, exclusive of all outgoings. VAT is applicable.

BUSINESS RATES

The business rates payable for the year 2018/19 are approximately £14.90 per sq ft.

SERVICE CHARGE

Approx. £9 per sq ft (inc. utilities).

ENERGY PERFORMANCE

To be assessed.

FURTHER DETAILS

For further details please contact :

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4 BREAMS BUILDINGS - LOCATION

