

# FIELD & SONS

COMMERCIAL

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## OFFICE SUITE TO LET



**4 BREAMS BUILDINGS, CHANCERY LANE, EC4  
2<sup>ND</sup> AND 3<sup>RD</sup> FLOOR TOTAL 2,648 SQ FT (246 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

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# 4 BREAMS BUILDINGS, LONDON EC4

## DESCRIPTION

The available accommodation comprises an office suite arranged over the second and third floor 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 sqm)
Third Floor :	1,324 sq ft (123 sqm)
<b>Total :</b>	<b>2,648 sq ft (246 sqm)</b>

## AMENITIES

The refurbishment of the offices includes :

- 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
- Own shower

## TERMS

Available as a single letting of both floors combined. Fully flexible lease with terms from six months up to September 2020, outside the Landlord & Tenant Act.

## RENT

**£76,792 (£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

