



## First to Fourth Floor

42-44 Carter Lane, London, EC4V 5EA

### Headquarter offices in the City of London.

- Supremely located corner building.
- Four Levels of versatile office.
- Large window frontage.
- In need of light refurbishment.
- Available immediately.

# First to Fourth Floor, 42-44 Carter Lane, London, EC4V 5EA

## Summary

|                       |                   |
|-----------------------|-------------------|
| <b>Rent</b>           | £40,000 per annum |
| <b>Business Rates</b> | Upon Enquiry      |
| <b>EPC Rating</b>     | Upon Enquiry      |

## Description

The offices are accessed via a private entrance on Carter Lane that leads directly to the upper floors of this imposing character building. These offices provide outstanding floorspace that with light redecoration could be occupied immediately, there is also notable scope for redesign and reconfiguration to tailor this property to a variety of occupiers who may be looking to acquire a City headquarters.

42-44 Carter Lane is a characterful and delightful corner location on the City's historic cobbled streets that have become popular amongst tourists and corporate operators alike. Nearby operators include The Ivy, Hawksmoor, Deloitte, Unilever and Goldman Sachs alongside a host of other global corporate names.

## Location

Located within 500m of Blackfriars, St Paul's, City Thameslink, Mansion House and Bank; Carter Lane is supremely connected to each area of the capital, with national and international links available within the immediate proximity. Crossrail operates from Farringdon giving seamless connectivity to Heathrow for international flights. Bus routes are also widely available within a moments' walk to offer alternative transport around the capital.

The area is host to an array of tourist attractions centered around the historical significance of this particular area of the City including guided tours and more impromptu exploration. St Paul's is within a short walk of the premises and the streets offer an abundance of charming and authentic restaurants, pubs and café's that are often seen with crowds outside the front entrance.

## Terms

Rent: £40,000 per annum.

Rateable Value: Available on request.

EPC: E (103).

Local Authority: City of London.

Possession: Full vacant possession immediately on completion of legal formalities.

Lease Terms: A new FRI lease granted outside of the Landlord & Tenant Act 1954 to be agreed.

Legal Costs: Each party is to bear their own legal costs.



## Viewing & Further Information



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