

# 16-18 NEW BRIDGE STREET

## London EC4

Newly refurbished office  
in prime City Western  
Location.



### Summary

3<sup>rd</sup> Floor | 3,123 Ft<sup>2</sup> (290.1 M<sup>2</sup>)

Guide Rent | £57.50 /Ft<sup>2</sup>

### Contact us

Viewing is strictly by prior appointment  
with Colliers International through:

020 7487 1900



## PROPERTY DESCRIPTION

16 – 18 New Bridge Street is located in the Western quarter of the City, on the corner of New Bridge Street and Tudor Street, moment from St Pauls Cathedral. The location is home to a number of corporate, legal and financial occupiers.

The building benefits from excellent transport links and is situated 25 meters from Blackfriars Station and a short walk from both St Pauls and Farringdon Stations, benefitting from the new Crossrail connectivity point.

The location is home to a number of bars, restaurants and hotels and is only a short walk over the footbridge to Southwark giving access to amenities such as the Tate Modern and Borough Market.

# AMENITIES

The building benefits from the following amenities:

- VRF Air Conditioning
- Metal Tiled Suspended Ceiling
- Raised Floor
- LG7 Lighting
- 2 x Passenger Lift
- Bicycle Storage
- EPC Rating: C

## FLOOR AREAS & OUTGOINGS

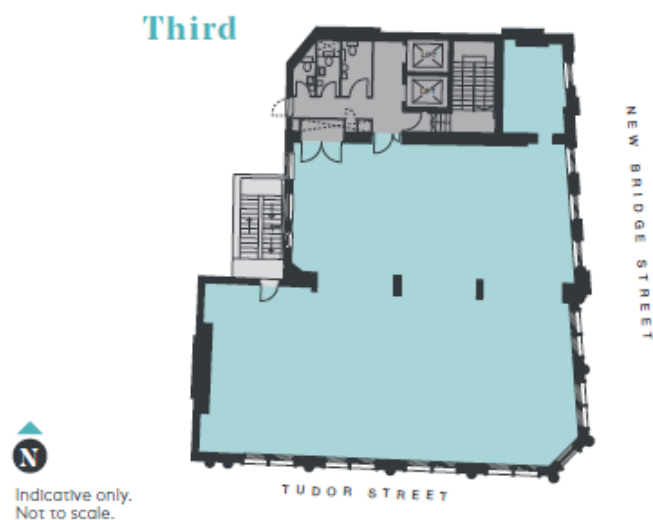
Floor / Unit	Ft <sup>2</sup> Approx.	Guiding Rent /Ft <sup>2</sup>	Service Charge /Ft <sup>2</sup>	Business Rates/Ft <sup>2</sup>	Total Per Annum
4 <sup>th</sup> (Q2 2020)	3,108	£57.50	£10.50	£20.40	£274,747
3 <sup>rd</sup>	3,123	£57.50	£10.50	£20.40	£276,073

### VAT

The building is elected to VAT therefore payable on rent and service charge.

### BUSINESS RATES

Prospective tenants are advised to confirm any rating liability directly with the Local Authority





Indicative Space Plan:

### ACCOMMODATION SCHEDULE

OPEN PLAN	34
BREAK OUT	01
MEETING ROOM (6)	01
MEETING ROOM (4)	01
INFORMAL MEETING	01
TEA POINT	01
COLLABORATION	01
2 PERSON BOOTH	01
GAMES AREA	01



CGI of Layout:





## CONTACT US

All appointments to view must be arranged via agents, Colliers International, through:

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