

Midtown unit to let.

Unit 2A
London
EC4M 7QS.

GCW.
020 7408 0030
gcw.co.uk



Adjoining 180,000 sq ft of office space.

Large return frontage.

Short walk to City Thameslink Station.

Contact.

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Location.

The premises are situated in the heart of the New Ludgate development in the City of London, located off Farringdon Street, just north of City Thameslink Station.

The retail property sits on the ground floor of the development, adjoining approximately 180,000 sq ft of office space accommodation, including occupiers such as **Verizon, CNBC Europe, Charles Russell Speechlys, CenturyLink** and **Mott MacDonald**.

Accommodation.

Dimensions and net internal floor areas:-

Gross Frontage	16.50 m	54 ft 2 in
Net Frontage	13.10 m	42 ft 11 in
Ground Floor Sales	74.04 sq m	797 sq ft
Mezzanine	37.99 sq m	409 sq ft

Rent.

Offers in excess of £50,000 pax are invited.

Business Rates.

Rateable Value £10,750

UBR (2025/26) 49.9p

Interested parties are advised to make their own enquiries with the Local Authority on 020 7332 1318.

Lease Terms.

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

Energy Performance Certificate.

Band A. Report available on request.

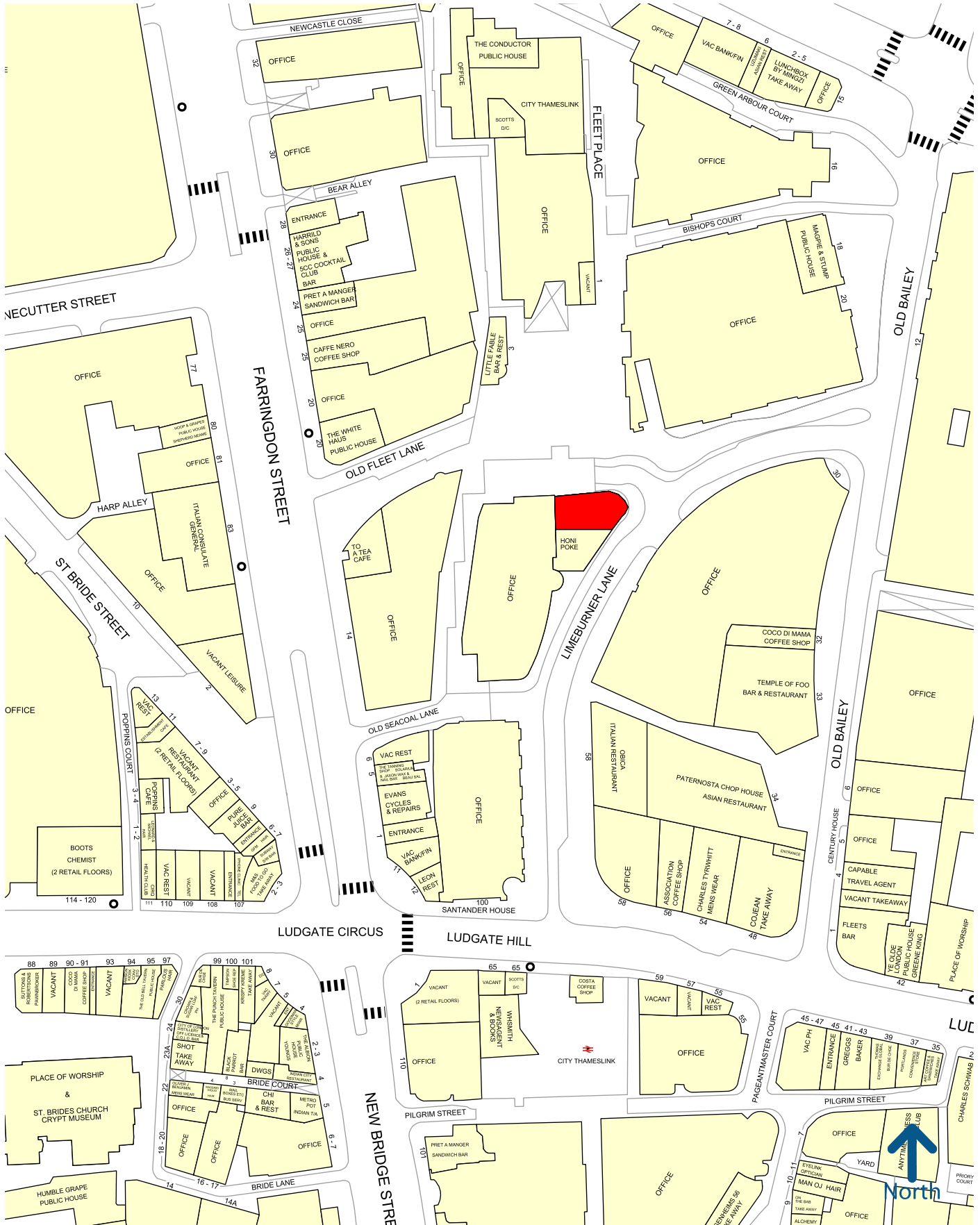
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

March 2025

**London, Unit 2A, 10 Fleet Place.
EC4M 7QS.**



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