



1 St Martin's Le Grand EC1

PART 7TH FLOOR FULLY FITTED OFFICE SPACE TO LET
8,136 SQ.FT (756 SQM)



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DeVono

INTRODUCTION

DeVono are delighted to offer the fitted part 7th floor at 1 St Martin's Le Grand, EC1.

The building is currently home to a diverse number of occupiers such as UCL, Shoosmiths LLP and Julius Baer.

The accommodation on offer is located on the part 7th floor, totalling 8,136 SQ.FT. The part 7th floor is available with the benefit of a full fit out, plus various meeting rooms and breakout areas. The space currently provides:

- ✓ 108 work-stations
- ✓ 2 x boardrooms
- ✓ 2 x meeting rooms
- ✓ Breakout/games area
- ✓ Kitchenette
- ✓ Cabling in situ
- ✓ Comms and store rooms

KEY SPECS

FLOOR	SQ.FT	SQM	PASSING RENT (PER SQFT)
Part 7th floor	8,136	756	£41.00



RECEPTION
concierge 24hrs



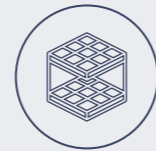
ACCESS
24hrs a day



BIKE STORAGE
onsite



AIR CONDITIONING
onsite



FLOOR
with raised access



PASSENGER LIFTS
x8



FITTED
office space



SHOWERS
onsite



LOCATION

The property is located on the west side of Martins Le Grand opposite to the junction with Gresham Street. St Pauls Underground Station (Central Line) and City Thameslink Railway Station are both within walking distance. The building is situated on an island site bound by St Martin's Le Grand, King Edward Street and Angel Street with Postman's Park situated on the north side.

TERMS

Lease: Available by way of an assignment of the existing lease expiring in March 2022.

Passing Rent	£41.00 per SQ.FT
Business Rates	£19.20 per SQ.FT
Service Charge	£10.00 per SQ.FT

Security of Tenure: Held outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

EPC

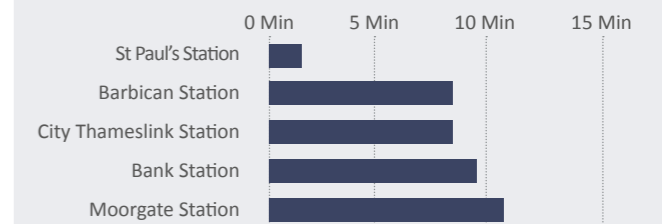
Rating: C



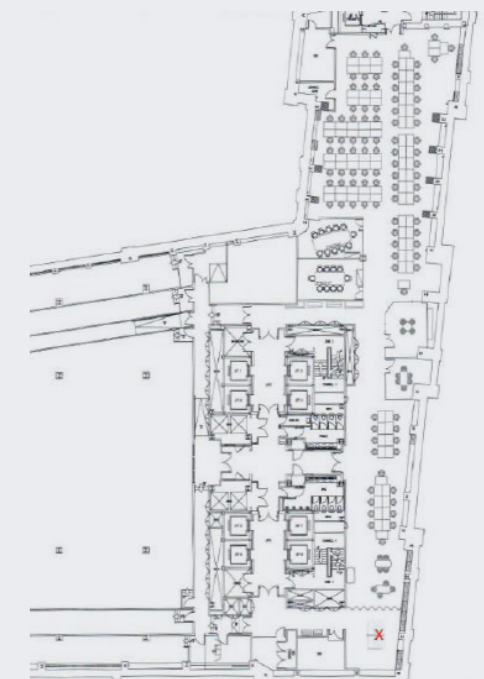
MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

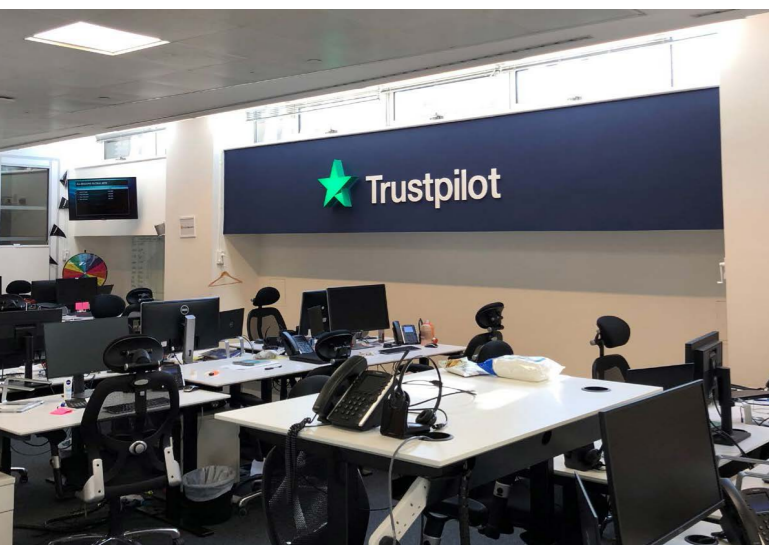
WALKING DISTANCES



PART 7TH FLOOR*



*Floor plan not to scale



Clockwise from left: Main office space, meeting room, open plan desks

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

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