

RENT REDUCED TO £39.00 PSF IN FIRST YEAR!



One of The Very Best Office Buildings in London

Flexible Short - or Longer - Term Lease



Commercial Property Advisers  
Chartered Surveyors

One Bartholomew  
Barts Square  
London  
EC1A 7BL

Part Fifth Floor of 2,842 sq ft (264 sq m)

FULLY FITTED, FURNISHED & CABLED WITH UP TO 45 HIGH QUALITY WORKSTATIONS

PLUS 3 MEETING ROOMS, KITCHEN/BREAKOUT AREA AND A SECURE COMMS ROOMS

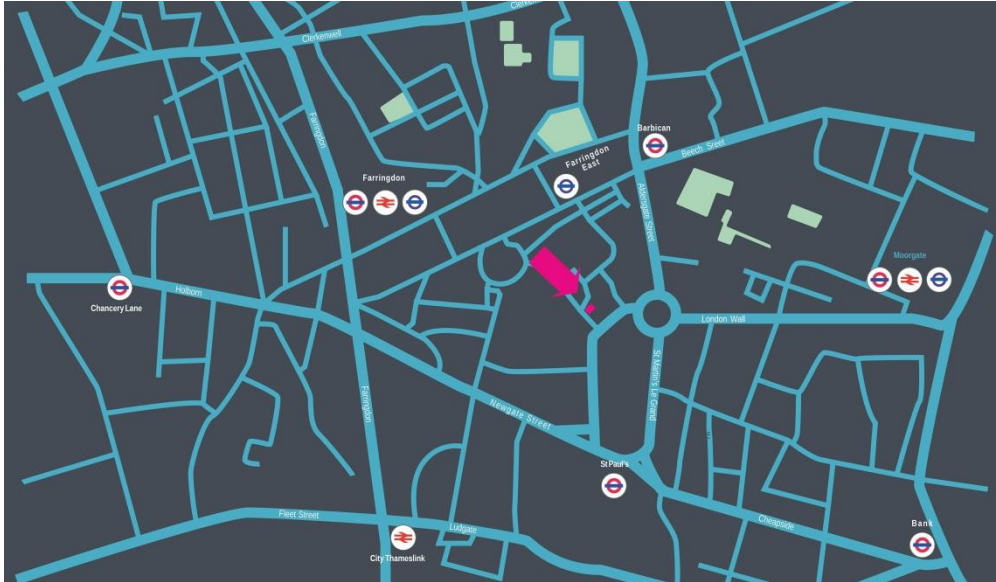
EXCEPTIONAL END OF TRIP FACILITIES

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## Location (EC1A 7BL)

The Building is located on the corner of Little Britain and Montague Street. ■

Farringdon East (Elizabeth Line) station is about 2 minutes' walk while St Paul's (Central Line) and Barbican (Circle, Metropolitan and Hammersmith and City lines) stations are about 3 minutes' walk.



## Description

One Bartholomew, Barts Square is a very prominent and exceptionally impressive new grade 'A' office building. It forms the centrepiece of the substantial mixed use Barts Square development by Helical and Ashby Capital which includes 20,000 sq ft of retail.

The building, which is fully let, is arranged across ground and eleven upper floors and benefits from floor to ceiling glazing with views over Barts Square and south to St. Paul's.

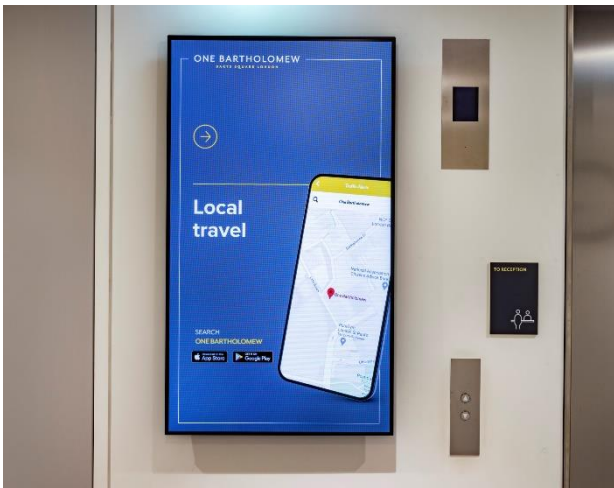
One Bartholomew occupies an enviable position between the favoured western City and the creative, artisan area of Farringdon, taking inspiration from both.

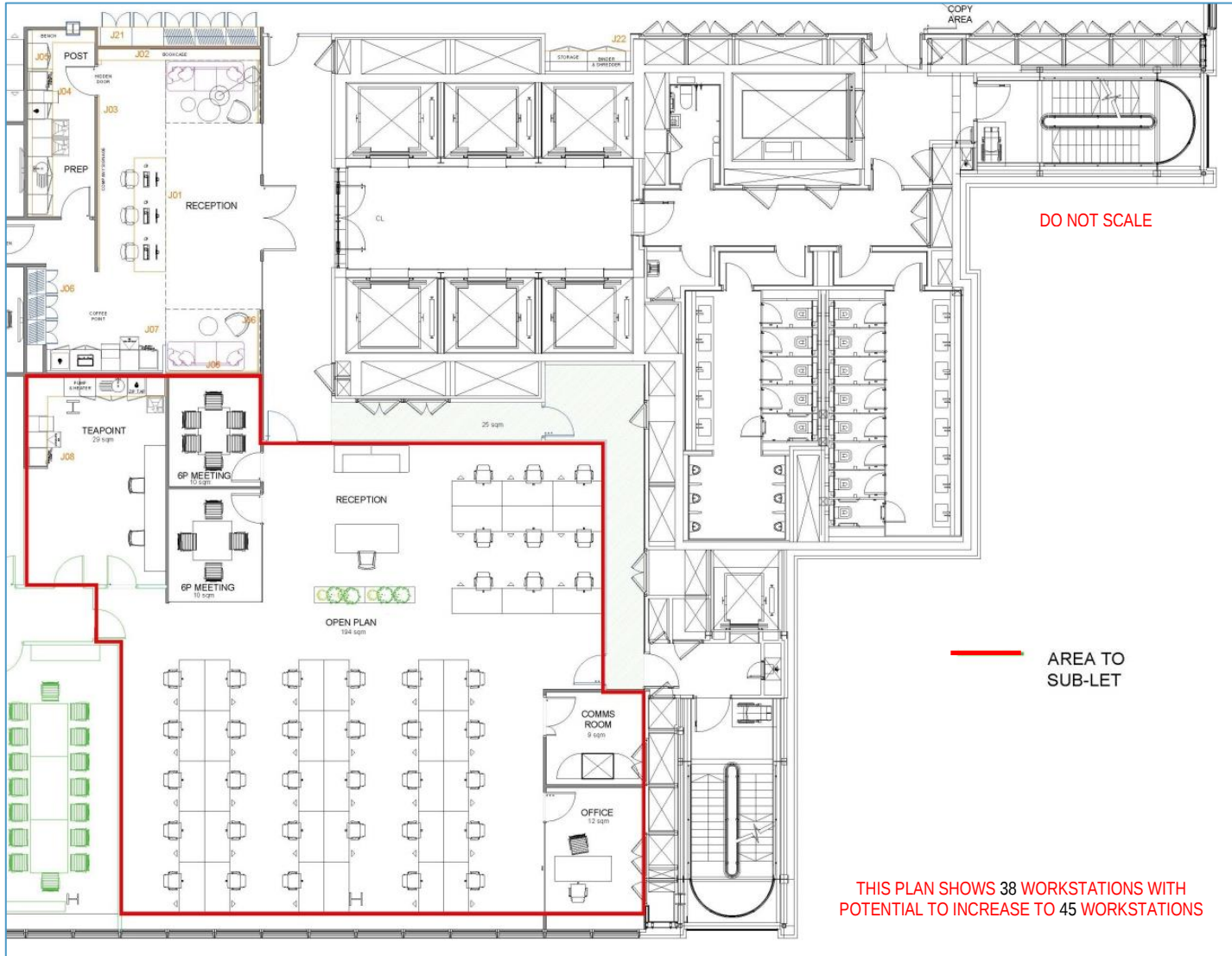
## Accommodation

A self-contained suite of 2,842 sq ft (264 sq m) on part 5<sup>th</sup> floor. The space is fully fitted, furnished and cabled with up to 45 high quality workstations. In addition, there are 3 meeting rooms, kitchen/breakout area and a secure comms. room.

## Key Points

- ☑ Grade A Office Building of the Highest Standard
- ☑ Spacious and impressive 6,000 sq ft double height entrance/reception with lounge area and Wi-Fi
- ☑ Designed to 1:8 sq m Occupancy
- ☑ 2.85m Raised Floor to Ceiling Height
- ☑ Metal Tile Suspended Ceiling with Inset LED Lighting
- ☑ Excellent Natural Light from Full Height Glazing with electric window blinds
- ☑ Fan Coil Air-Conditioning
- ☑ Fully Accessible Raised Floors
- ☑ Six passenger lifts, one goods lift, one cycle lift-separate access- one vehicle lift and one shuttle lift (basement, lower ground, and ground floors)
- ☑ Commissionaire and Security in Reception
- ☑ Total of 336 bike racks, Brompton lockers, bike repair station
- ☑ Extensive high-quality showers, lockers and impressive changing rooms with towel service
- ☑ Secure on-site car spaces and motorcycle spaces available by separate arrangement if required
- ☑ Digital Vending Machine
- ☑ Touchless Water Fountain
- ☑ Dry Cleaning Lockers
- ☑ Wired Score Platinum rating
- ☑ BREEAM 'Excellent' rating





## Terms

A new lease for a short, medium, or long term will be considered.

Terms on application.

## Quoted Rent

£39.00 per sq ft Year One  
£78.00 per sq ft Year Two  
£78.00 per sq ft Year Three

(Average of £65.00 per sq ft)

## Note

Minimum of 3-year term certain for half-rent in year one.

## Rates Payable

£26.52 per sq ft

## Service Charge

£10.90 per sq ft

## Availability

Immediate

## For Viewings and Further Information

Please Contact

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## Regulated by RICS

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