

**NEW INSTRUCTION**

**5 OLD BAILEY, EC4**

**APPROX. 3,000 SQ FT – 34,369 SQ FT**

**REFURBISHED OFFICES TO LET**



**5 Old Bailey  
London  
EC4**

- Refurbished, CAT A accommodation
- Manned reception
- New showers and cycle racks
- 24 hour access
- Prime City location

## LOCATION

5 Old Bailey is located on a prominent corner site at its junction with Old Bailey and Ludgate Hill. St Pauls (Central Line), Blackfriars (Circle, District Lines and National Rail) and Farringdon (Elizabeth, Circle, Metropolitan and Hammersmith & City Lines) Stations are all within a short walking distance.

The property is in a prime City location which offers a diverse range of restaurants, cafes and pubs within the immediate vicinity of St Paul's Cathedral.

## DESCRIPTION

The available premises comprise high quality, Grade A office accommodation arranged over 4 floors.

Amenities:

- Cat A
- 1<sup>st</sup> floor private roof terrace
- Potential for the ground floor to be self-contained.
- 24-hour access
- 4 pipe fan coil air conditioning
- Metal suspended ceiling
- LED lighting
- 120mm Full access raised floor
- Good natural light
- Manned reception
- Shower facilities
- Bike Storage
- 3 x 10 person passenger lifts

## ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

ACCOMMODATION	Sq Ft	Sq M
5 <sup>th</sup> Floor	8,639	802.59
3 <sup>rd</sup> Floor North	3,001	278.80
3 <sup>rd</sup> Floor South	7,821	726.60
1 <sup>st</sup> Floor	11,197	1,040.24
Ground Floor	3,711	344.76
Total	34,369	3,193.00

### Viewing strictly by appointment

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Tel: 07718 235 493

## TERMS

The offices are available by way of a new lease direct from the landlord, for a term by arrangement.

## OUTGOINGS

Quoting Rent: £57.50 per sq ft pax  
£44.50 per sq ft pax for the LG

Service charge: TBC

Business Rates Payable (2022/23): Approx.  
£22.69 per sq ft pax

\*please note you are advised to make your own enquires in this regard.

## VAT

The property is elected for VAT.

## EPC

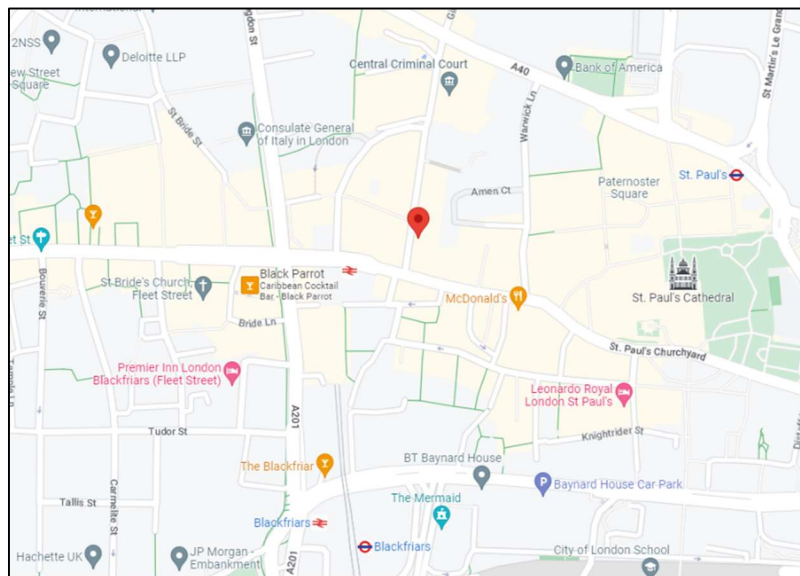
The EPC rating for the premises is D.

## SUBJECT TO CONTRACT

### IMPORTANT INFORMATION

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# Carter Jonas



**Location Plan (not to scale)**

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