



52-54 Carter Lane, London, EC4V 5EF

Fully fitted and furnished self-contained office building available
on economic terms

- Fully fitted and furnished
- Potential for rooftop terrace (STP)
- Efficient open plan floor plates
- Cellular and open plan arrangement
- Automatic passenger lift
- Ideal for HQ occupiers

Overview.

Fully fitted and furnished self-contained office building available on economic terms

Description

52-54 Carter Lane is an attractive self-contained headquarters office building of 5,272 sq ft (489.8 sq m) arranged over basement ground and four upper floors. The property is accessed from Carter Lane via a well-proportioned reception area.

Typical floor plates of approximately 900 sq ft are of a regular, efficient and flexible configuration providing well specified air conditioned office accommodation with excellent levels of natural light. All floors are served by the main core with an eight person passenger lift.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
4th	742	68.93
3rd	890	82.68
2nd	890	82.68
1st	894	83.06
Ground	955	88.72
Basement	901	83.71
Total	5,272	489.78

Financials.

Passing Rent	£46.28 Per sq ft
Rates Payable	£20.22 Per sq ft
EPC Rating	Upon Enquiry

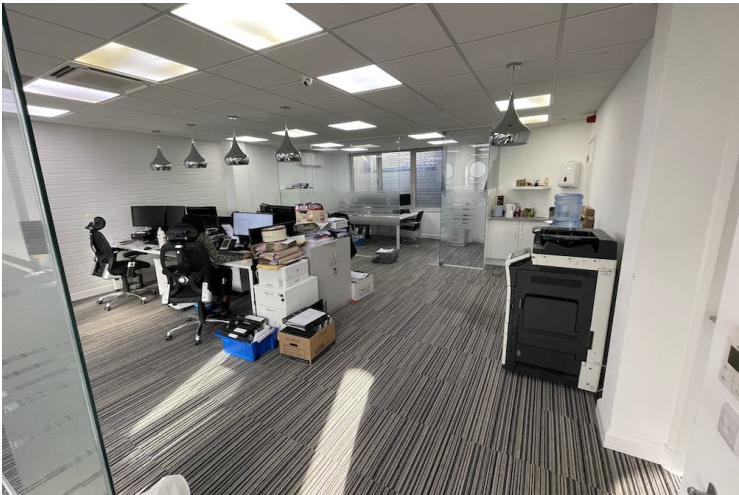
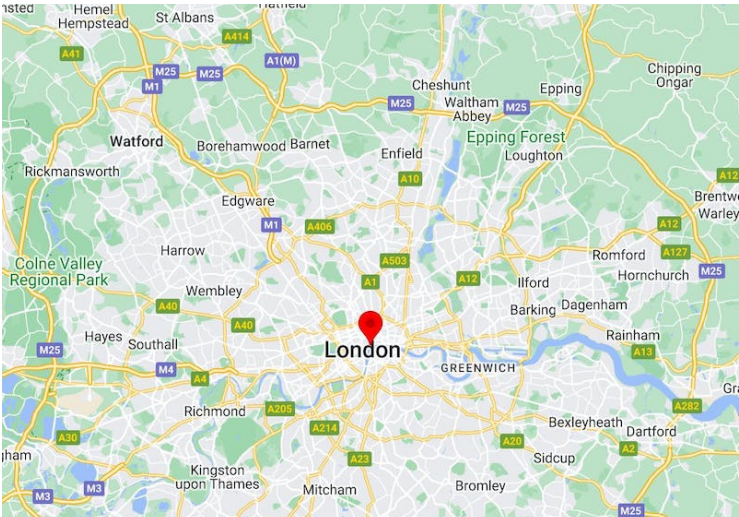
Specifications.

- Air conditioning
- Fully accessible raised access floors
- Suspended ceilings with recessed light fittings
- Excellent natural light
- Well proportioned passenger lift, serving all floors
- Male and female WC facilities
- Typical finished floor to ceiling heights of 2.6m

Terms.

Available by way of an assignment of the existing lease for a term expiring September 2026 inside the Landlord and Tenant Act 1954, or, a sub lease for a term until September 2026 outside the Landlord and Tenant Act 1954.

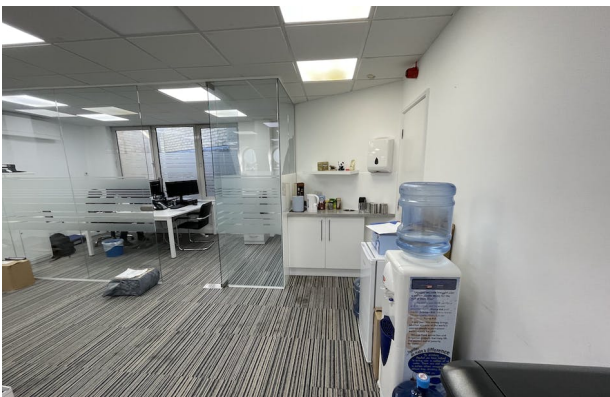
Alternatively, a new longer lease is available direct from the Landlord on Terms by arrangement.



The particulars contained in this brochure are believed to be correct but cannot be guaranteed. All liability and negligence or otherwise for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract. Generated on 09/02/2023

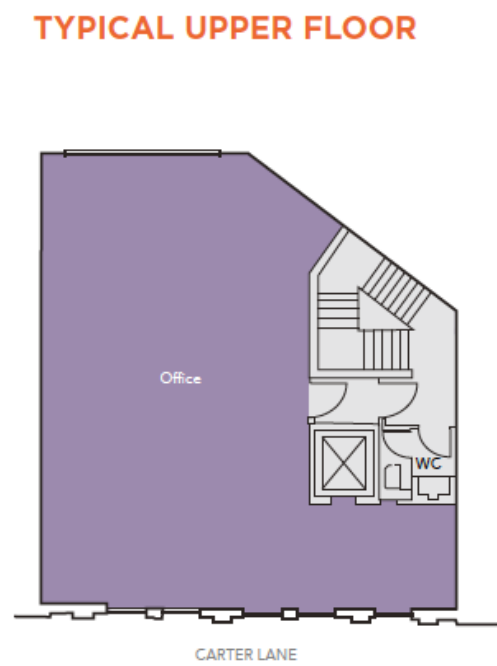
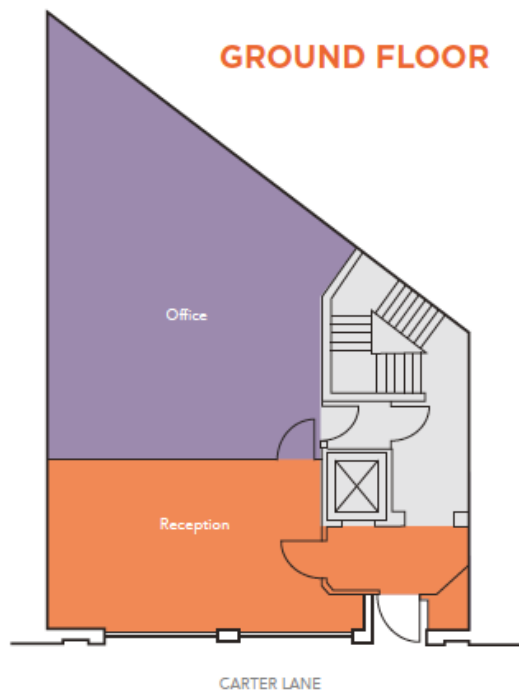
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For indicative purposes only, not to scale.