



## 11 Ironmonger Lane, London, EC2V 8EY

1,933 sq ft fully-fitted office to let in a prime City Core location.  
Available May 2024.

- Fully fitted & furnished
- 2 x meeting rooms (1 x 8-person, 1 x 4-person)
- New reception - coming soon
- Grade II Listed period façade
- 18 x open plan desks with 6 additional hotdesking spaces
- Generous kitchen & breakout space
- End of trip cycle & shower facilities
- Retained period staircase



## Summary

Available Size	1,933 sq ft / 179.58 sq m
Rent	£75 per sq ft
Service Charge	£14.70 per sq ft Estimated
EPC	Upon Enquiry

## Description

11 Ironmonger Lane totals 20,000 sq ft of high quality modern office accommodation behind an attractive period façade in the heart of the City. The property is arranged over ground and 6 upper floors.

The 6th floor will offer a brand new plug & play CAT B fit out from the Landlord.

## Location

11 Ironmonger Lane is situated within the Guildhall Conservation Area on a historic cobbled street offering tranquillity in the heart of the City of London.

Bank Station (Central, Northern, DLR, Waterloo & City and Circle & District lines) is located a couple of minutes walk away. In addition, the Elizabeth Line is accessed by a short walk to either Liverpool Street or Moorgate Stations, along with further Underground routes nearby from Mansion House, St Paul's, Cannon Street stations.

## Accommodation

The accommodation comprises of the following

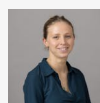
Name	sq ft	sq m	Tenure	Availability
6th	1,933	179.58	To let	Available
<b>Total</b>	<b>1,933</b>	<b>179.58</b>		

## Viewings

Viewing strictly by appointment through sole agents Cushman & Wakefield.

## Terms

Available by way of a new lease through arrangement direct from the Landlord.



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