

1 Bell Yard

London, WC2A 2JR

OFFICE TO LET | 673 - 1,775 | TOTAL 2,448 SQ FT



Alternative uses will be considered



Location

The building is located adjacent to the Royal Courts of Justice and opposite the Temple Inns. The area benefits from an abundance of local amenities and is popular with the legal profession.

Floor Areas

Floor	sq ft	sq m	
3 rd Floor	1,775	165	Available
Mezzanine	673	63	Available
TOTAL	2,448	228	

Measurement in terms of NIA

Description

1 Bell Yard is an impressive, Grade II listed corner building with offices providing, a top floor with views over Fleet Street and the Royal Courts of Justice.

The available floor offers underfloor trunking, Cat II lighting, heating, & cooling, video entry systems and would suit a variety of occupiers.

A passenger lift is available alongside the ornate staircase to the floors.

Midtown

Midtown is an unofficial term used to describe the area between the West End and the City and combines Holborn, Bloomsbury and the area along the Strand and Fleet Street.

The term was created with the aim of raising the areas profile and is becoming increasingly accepted, although may confuse those less familiar with central London.

[Taken from www.bbc.co.uk]

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract November 2023

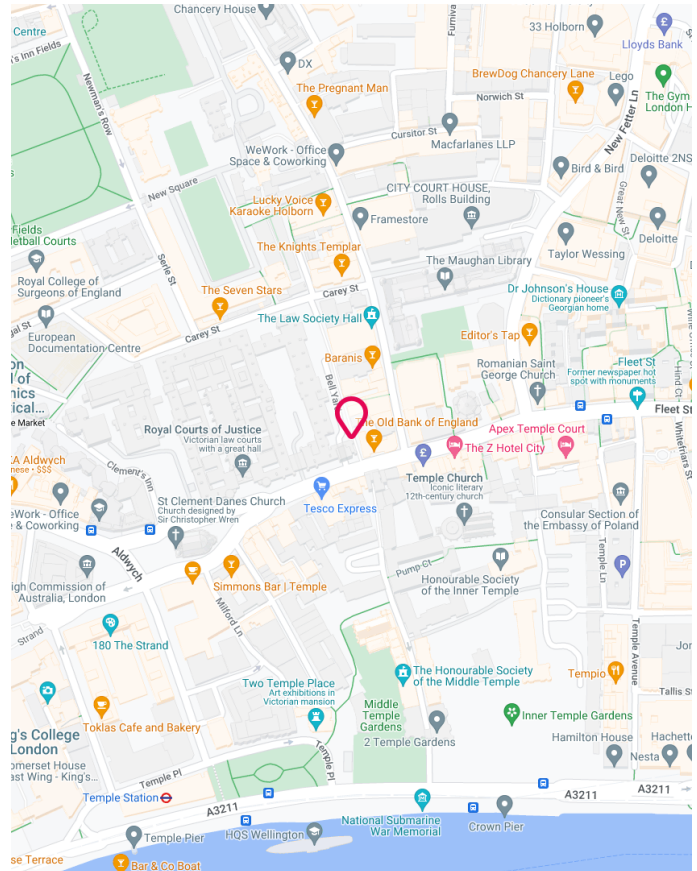
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Terms

Tenure:	Leasehold
Lease:	New FR&I leases on flexible terms
Rent:	£39.50 psf exc
Rates:	Estimated at £17.71 psf (2022/23)
Service Charge:	Approximately £8.00 psf

Amenities

- Grade II listed building
- **Alternative uses will be considered**
- Underfloor trunking
- Cat II lighting
- Heating and cooling system
- Video entry phone system
- Kitchenette
- Passenger lift
- Ornate staircase
- Views over Fleet Street & Royal Courts of Justice

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