

# 7-9 BREAM'S BUILDINGS

LONDON, EC4



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

The LG, 3rd and 4th floors are available at 7-9 Bream's Buildings, offering office space of 220 sq ft, 1,071 sq ft and 799 sq ft respectively. Amenities include air-conditioning, a manned reception and a kitchenette on each floor. The accommodation is fully cabled with power and data and furniture is available by arrangement. Meeting room/Conference facilities are available to tenants by arrangement. The Freehold (7,009 sq ft) is also available - Terms on application.

## ACCOMMODATION

FLOOR	AREA
4th	799 sq ft
3rd	1,071 sq ft
2nd - Let until July 2026	1,157 sq ft
1st - Let until June 2024	1,589 sq ft
Grd - Meeting/Conference facilities	1,116 sq ft
Reception	372 sq ft
Lower Ground	220 sq ft
Lower Ground - Building Amenities	685 sq ft
<b>TOTAL</b>	<b>7,009 sq ft</b>

Floor area subject to measurement

## LOCATION

Located in the heart of London, 7-9 Bream's Buildings offers a prime address for businesses. Situated in the legal district of Holborn, it enjoys excellent transport links and is close to Chancery Lane station. Holborn, Farringdon, Blackfriars and City Thameslink are also a short walk away. The area boasts a variety of cafes, restaurants, and shops, providing professionals with a diverse selection of amenities in close proximity.

## SPECIFICATION/AMENITIES

- Air Conditioning (with dedicated controls)
- Manned Reception with CCTV
- 24 hour access and Intercom system
- Fully cabled and Furniture available by arrangement
- Lift
- Ground floor meeting room available for use
- Kitchenettes on each floor
- EPC - D

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## TERMS

### LEASE

Flexible by arrangement

### RENT

£78.50

### RATES

£17.00 per sq ft estimated)

### SERVICE CHARGE

£12.00 per sq ft estimated

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### COLIN HARGREAVES

07778 164159

colin@gryphon.uk.com

### DIMITRI MELAIS

0203 440 9800

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### ANDREW MCCALLUM

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### Subject to Contract

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