

# 5 PUMP COURT

LONDON, EC4Y 7AP



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

5 Pump Court comprises three rooms with ancillary space. Please note tenants can only be barristers or members of the legal profession.

## ACCOMMODATION

### FLOOR

1st - North

### AREA

568 sq ft

### TOTAL

Floor area subject to measurement

568 sq ft

## LOCATION

The property is located just off Fleet Street, situated within the secluded Middle Temple estate. Temple, Blackfriars, Chancery Lane and City Thameslink Stations are all within a 10 minute walk.

## SPECIFICATION/AMENITIES

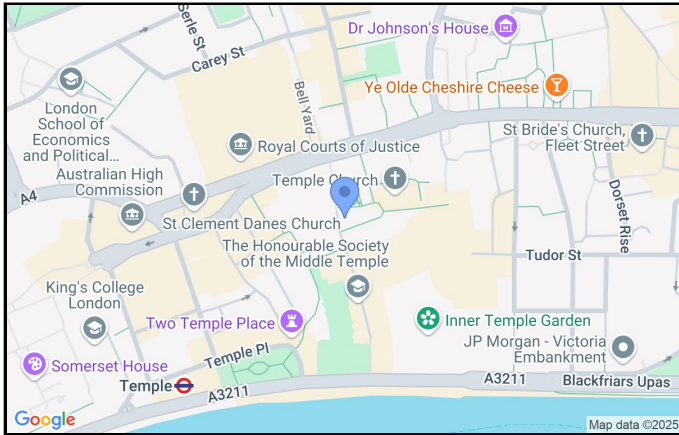
- Newly refurbished with original features
- Demised WC
- Central heating
- 3m floor to ceiling heights
- 24/7 access
- Ancillary space

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## TERMS

### LEASE

Flexible by arrangement

### RENT

£62.50 per sq ft (includes S/C)

### RATES

TBC

### SERVICE CHARGE

TBC

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### ANDREW MCCALLUM

07552 604743

[andrew@gryphon.uk.com](mailto:andrew@gryphon.uk.com)

### COLIN HARGREAVES

07778 164159

[colin@gryphon.uk.com](mailto:colin@gryphon.uk.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2025