

# 16 TOOK'S COURT (SOLD)

16 TOOK'S COURT, LONDON, EC4



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Attractive listed period building comprising 2,564 sq ft of office and ancillary accommodation over lower ground, ground and 3 upper floors. Took's Court is situated within the Chancery Lane Conservation Area.

## ACCOMMODATION

### FLOOR

	AREA
3rd - Under Offer	355 sq ft
2nd - Under Offer	453 sq ft
1st - Under Offer	453 sq ft
Ground - Under Offer	674 sq ft
Lower Ground - Under Offer	629 sq ft

### TOTAL

2,564 sq ft

Floor area subject to measurement

## LOCATION

Located in the heart of London's Midtown district, the property has excellent communications being within 300m of the Central Line (at Chancery Lane Underground Station) and 750m from the new Elizabeth Line at Farringdon Station.

## SPECIFICATION/AMENITIES

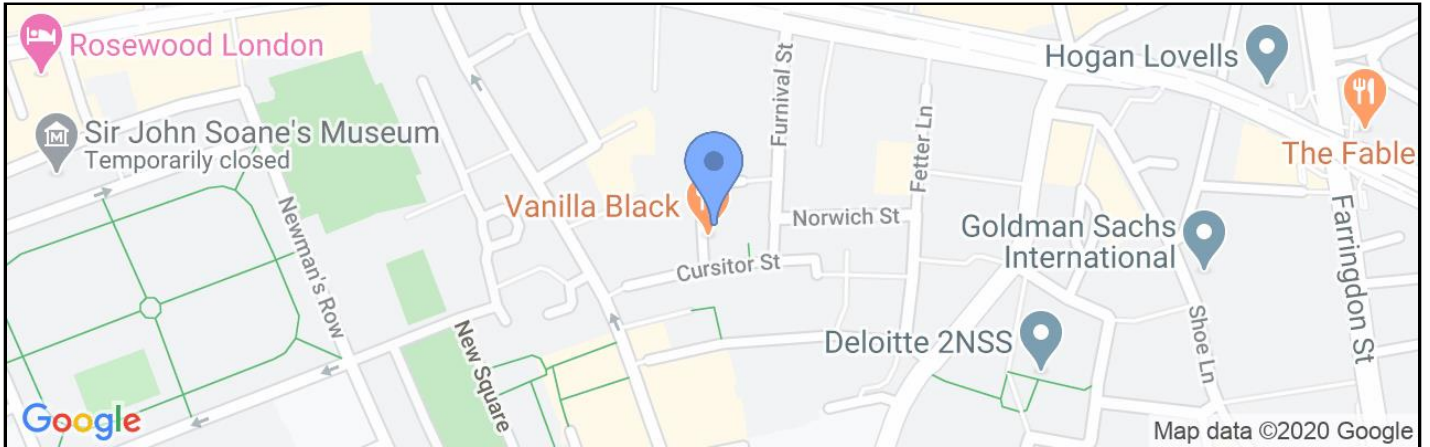
- Self-contained Georgian townhouse
- Quiet, attractive environment
- Central heating
- Sash windows
- Generous floor to ceiling heights
- Shower and storage
- Listed
- EPC Rating - E (117)

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## TERMS

### LEASE

A new lease direct from the landlord for a term by arrangement.

### VAT

Not Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### MIKE POPE

0203 440 9807

mike.pope@gryphonpropertypartners.com

### JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.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. May 2020