

# 55 BARTHOLOMEW CLOSE

LONDON, EC1



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Up to 10,976 sq ft of elegantly refurbished office space available. Originally three Victorian townhouses, 55 Bartholomew Close has been comprehensively refurbished by Helical and leading designers Morey Smith to deliver contemporary, elegant office suites that complement the heritage of the building. Exposed brickwork, retained steel beams and sash windows give historical context to the modern and efficient interiors.

## ACCOMMODATION

### FLOOR

5th (Terrace) - LET

4th (Terrace)

3rd

2nd (CAT A+)

1st

G

LG

### TOTAL

Floor area subject to measurement

### AREA

0 sq ft

1,404 sq ft

1,748 sq ft

1,723 sq ft

1,708 sq ft

2,564 sq ft

789 sq ft

**9,936 sq ft**

## LOCATION

55 Bartholomew Close is enviably located between the financial heart of the City and the creative hubs of Smithfield and Clerkenwell. The area offers a fusion of commerce, culture and connectivity with immediate access to a diverse mix of independent restaurants, cafes, bars and shops, the professional services of the City and established transport links. Looking forward, the area's creative atmosphere will continue to flourish with the Barbican Arts Centre to the North and the repositioned Museum of London to the West, forming the corner stones of the City Corporation's new Cultural Mile.

## SPECIFICATION/AMENITIES

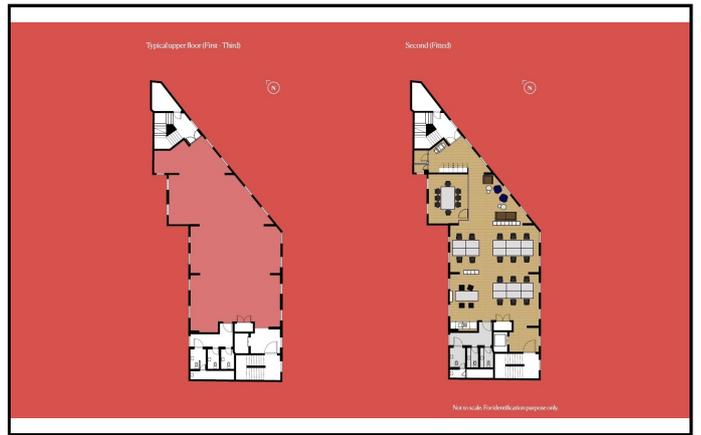
- Plug and play available
- Pre-cabled Hyperoptic highspeed broadband
- Fully air-conditioned
- Wooden flooring, exposed brickwork and retained steel beams
- Sash windows
- Terraces on Floors 4 and 5
- Kitchenettes on each floor and demised WC's
- Cycle store, lockers, showers and drying room

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## TERMS

### LEASE

Flexible by arrangement direct from the Landlord.

### RENT

£75.00 per sq ft - CAT A (Premium on Terrace floors)

£85.00 per sq ft - CAT A+

### RATES

£19.00 per sq ft (19/20 estimate)

### SERVICE CHARGE

£9.93 per sq ft (estimate)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the joint sole agent:

### COLIN HARGREAVES

0203 440 9804

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### JEREMY TRICE

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### JAMIE MAJOR

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### 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