

# 3 TEMPLE GARDENS

MIDDLE TEMPLE, MIDDLE TEMPLE LANE, EC4



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

3 Temple Gardens is a period building with original features and excellent floor to ceiling heights. The available units will be refurbished whilst keeping original features. The unit on the part ground floor comprises 1,329 sq ft, and the units on the part 1st and part 2nd floors each comprise approximately 1,137 sq ft. Please note tenants can only be barristers Chambers or members of the legal profession.

## ACCOMMODATION

FLOOR	AREA
2nd (north)	1,131 sq ft
2nd (south)	1,346 sq ft
1st (north)	1,131 sq ft
Ground (south)	1,329 sq ft
<b>TOTAL</b>	<b>4,937 sq ft</b>

Floor area subject to measurement

## LOCATION

The property is located on Middle Temple Lane, just off Victoria Embankment. Situated within the secluded Middle Temple estate it looks out over Middle Temple Gardens. It is approximately a 4 minute walk to Temple Underground Station and under a 10 minute walk to Embankment and Blackfriars Mainline and Underground Stations.

## SPECIFICATION/AMENITIES

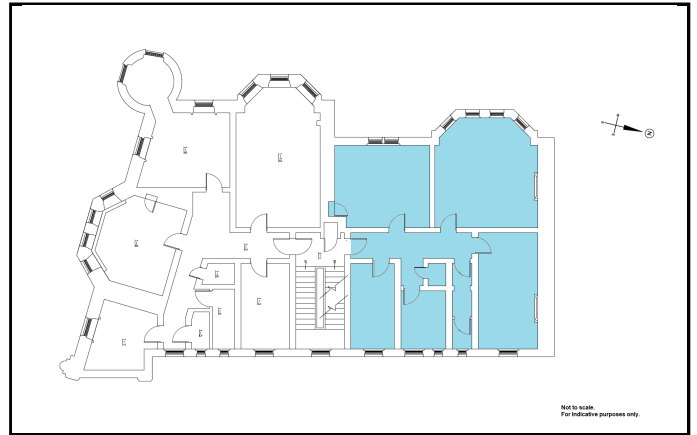
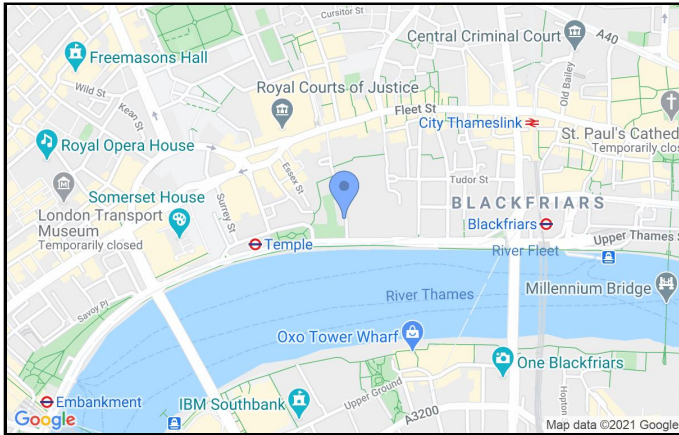
- Newly refurbished with original features
- Central heating
- 3m floor to ceiling heights
- Demised WC
- Passenger lift
- 24 hour access

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## TERMS

### LEASE

Flexible by arrangement

### RENT

On Application

### RATES

TBC

### SERVICE CHARGE

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### COLIN HARGREAVES

0203 440 9804

[colin.hargreaves@gryphonpropertypartners.com](mailto:colin.hargreaves@gryphonpropertypartners.com)

### JAMIE MAJOR

0203 440 9809

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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. February 2021