

# 6 PUMP COURT

MIDDLE TEMPLE, LONDON, EC4



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

6 Pump Court is a period building with original features and excellent floor to ceiling heights. The available units will be refurbished whilst keeping original features. The available accommodation on the 1st and 2nd floors comprise 1,692 sq ft and 1,723 sq ft respectively. Each floor be split into two separate units of c.850 sq ft. Please note tenants can only be barristers Chambers or members of the legal profession.

## ACCOMMODATION

### FLOOR

	AREA
2nd (East)	841 sq ft
2nd (West)	882 sq ft
1st (East)	845 sq ft
1st (West)	847 sq ft

### TOTAL

**3,415 sq ft**

Floor area subject to measurement

## LOCATION

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

## SPECIFICATION/AMENITIES

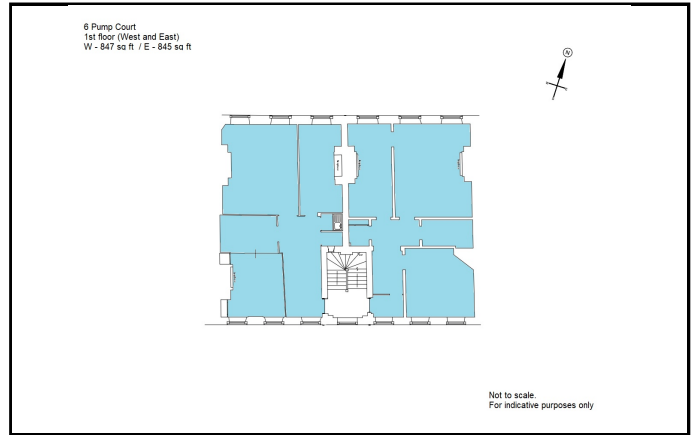
- Newly refurbished with original features
- Central heating
- 3m floor to ceiling heights
- Demised Kitchen and WC
- 24 hour access

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## TERMS

### LEASE

Flexible by arrangement

### RATES

TBC

### SERVICE CHARGE

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### COLIN HARGREAVES

0203 440 9804

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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. March 2021