

# CARPMAEL BUILDING

MIDDLE TEMPLE LANE, TEMPLE, EC4



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

The Carpmael Building is a period building with original features and excellent floor to ceiling heights. The available unit will be refurbished whilst keeping original features. The available accommodation on 1st and part 2nd floors comprise 1,289 and 1,169 sq ft respectively. Please note tenants can only be barristers Chambers or members of the legal profession.

## ACCOMMODATION

### FLOOR

2nd (east)

1st

### TOTAL

Floor area subject to measurement

### AREA

1,169 sq ft

1,289 sq ft

**2,458 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 and all within a 10 minute walk.

## SPECIFICATION/AMENITIES

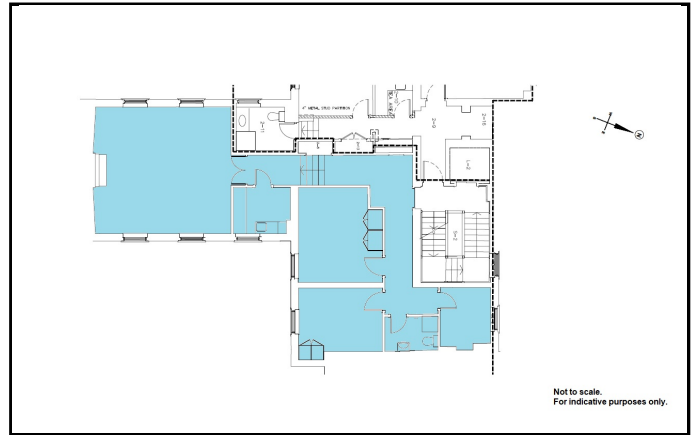
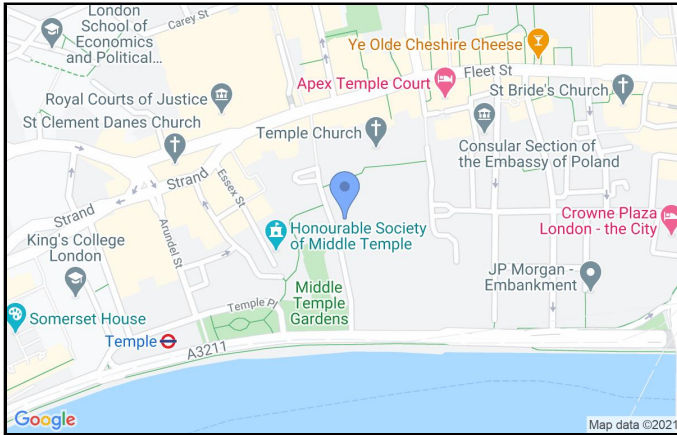
- Newly refurbished with original features
- Central heating
- 3m floor to ceiling heights
- Demised Kitchen and WC
- Passenger lift
- 24 hour access

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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. March 2021