



City of London

St Ann's Vestry Hall,
2 Church Entry, London
EC4V 5HB

- Self contained Office
- Comprehensively Refurbished
- Unique Listed building

Location

The property is situated in the City of London, occupying a secluded position fronting Church Entry.

The surrounding area comprises a well-established commercial location, predominantly office accommodation, with an extensive range of food and leisure provisions. A number of hotels and serviced accommodation providers are also located within easy walking distance of the property.

The property benefits from excellent public transport connectivity. Blackfriars Station is located approximately 0.2 miles (5 minutes' walk), City Thameslink Station approximately 0.1 miles (3 minutes' walk), and St Paul's Underground Station approximately 0.3 miles (7 minutes' walk) from the property.

Description

The property comprises a self-contained Grade II Listed office building of red brick and stone construction, featuring an attractive Edwardian Baroque single-bay façade framed by giant Ionic half-columns.

The accommodation is arranged predominantly at ground floor level, together with a small mezzanine floor. Internally, the property provides open-plan office accommodation, ancillary kitchen facilities and WC amenities. The building has recently undergone a comprehensive programme of refurbishment, both internally and externally, and is presented to a high standard throughout.

Indicative space planning exercises suggest the accommodation is capable of accommodating up to 8 workstations, making it ideally suited to a small business, professional practice or start-up occupier.

Floor Areas

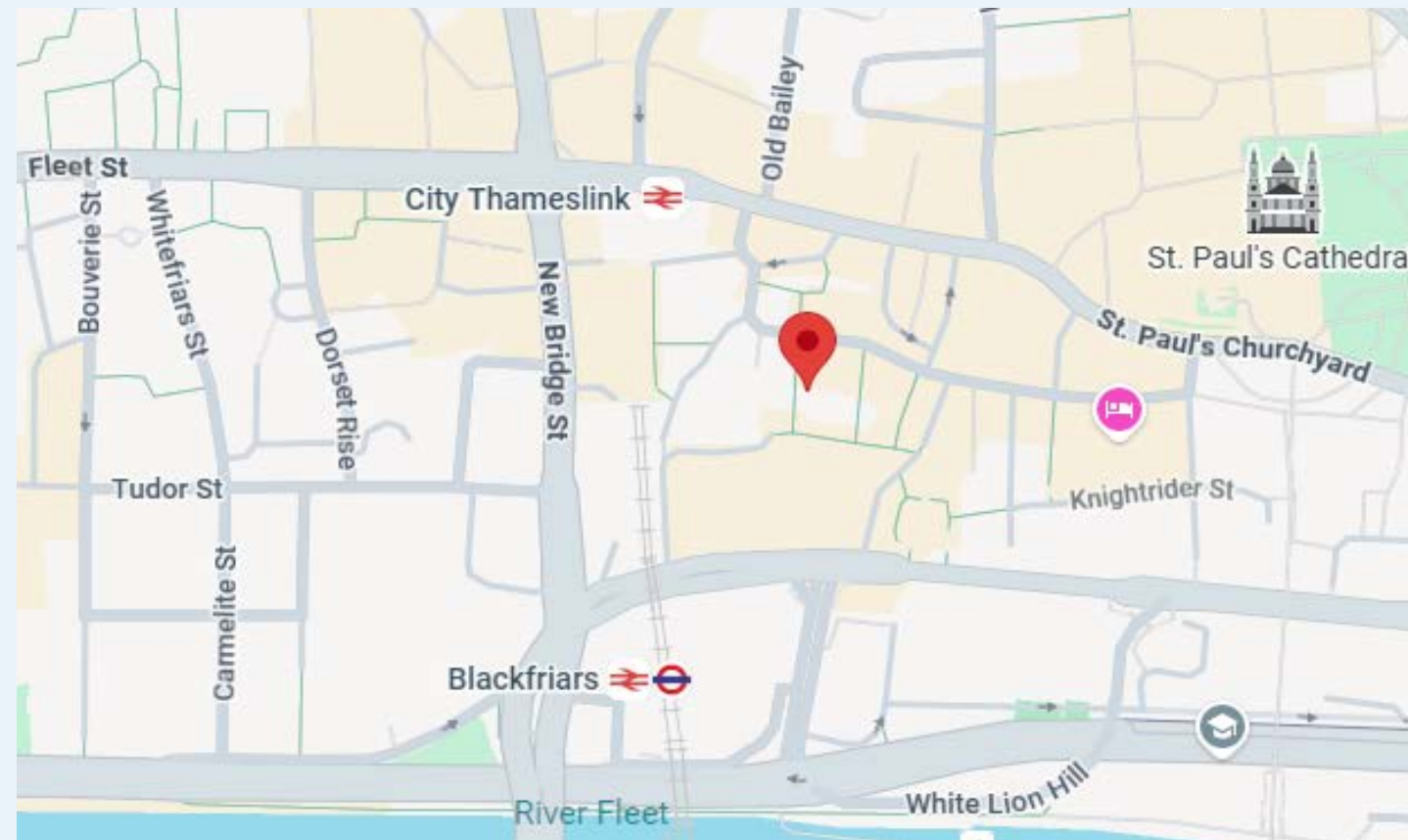
The accommodation totals 413 sq ft.

Terms

The Leasehold interest in the building is available on terms TBA.

Planning

The current use class for the property is E(g).



Viewings

Viewings can be arranged via the sole agents, DWD.

Costs

Each party is to bear their own costs of the transaction.

Additional information

Additional information is available upon request from the sole agents, DWD. Information is provided for reference only and cannot be warranted.

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