

CLASS E UNIT TO LET

# 5 Ave Maria Lane

London EC4



**Savills London**

33 Margaret  
Street London  
W1G 0JD

[savills.co.uk](http://savills.co.uk)



## Location

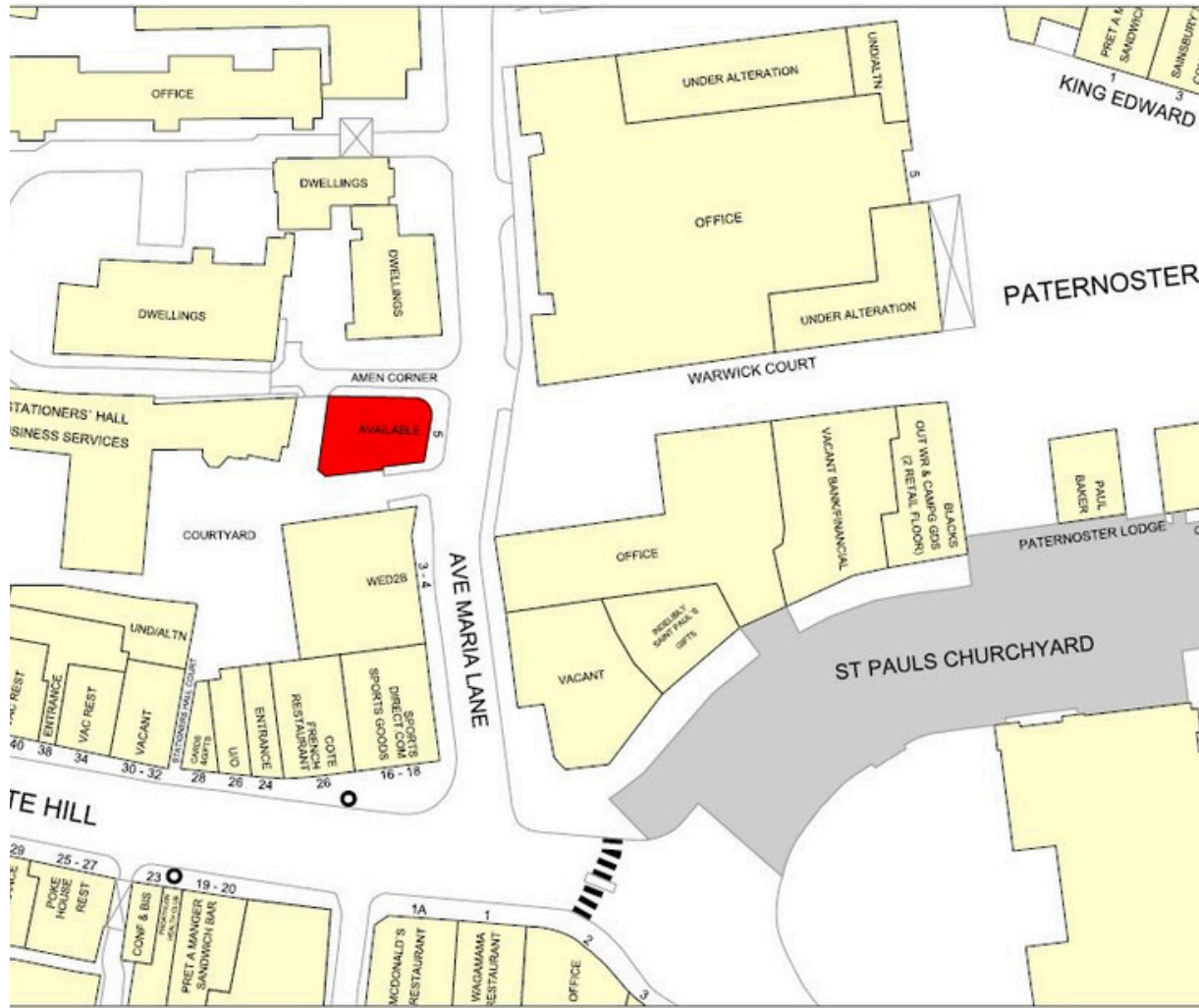
Ave Maria sits just north of Ludgate Hill and to the west of St Paul's Cathedral. Paternoster Square is also close by and the premises sit at the western entrance.

Nearby occupiers include WED2B, Sports Direct, Wagamama, and McDonalds.

## Accommodation

The premises are arranged over ground and basement only and comprise the following net internal areas:-b

Ground Floor:	1,262 sq ft	117.2 sq m
Basement:	2,802 sq ft	260.3 sq m
<b>Total:</b>	<b>4,064 sq ft</b>	<b>377.6 sq m</b>



## Viewing & further information

Strictly by prior arrangement only with:

**Geordie Mungavin**

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+44 (0) 7494 022 877

**Alex Hughes**

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+44 (0) 7495 755 578



## Rent

Upon application.

## Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

The lease will be contracted outside the security and provisions of the Landlord & Tenant Act 1954.

## Rates

Rateable Value (2023) £61,500

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*Parties are advised to make their own enquiries to verify upcoming rates payable and whether rates relief.*

## Use

The premises currently benefits from Class E use which includes various commercial uses including Retail, Office or Gym space without the need for change of use.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC

A valid EPC for this property can be made available upon request.




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