



Birchin Court, 20 Birchin Lane, London, EC3V 9DU

To Let | 5,522 to 10,822 sq ft

COMPREHENSIVELY REFURBISHED CAT A+ FLOOR IN THE HEART OF THE CITY



**BNP PARIBAS
REAL ESTATE**

Birchin Court, 20 Birchin Lane, London, EC3V 9DU

Summary

- Rent: £67.50 per sq ft
- Business rates: £20.62 per sq ft Estimated
- Service charge: £15.71 per sq ft
- Lease: New Lease

Further information

- [View details on our website](#)

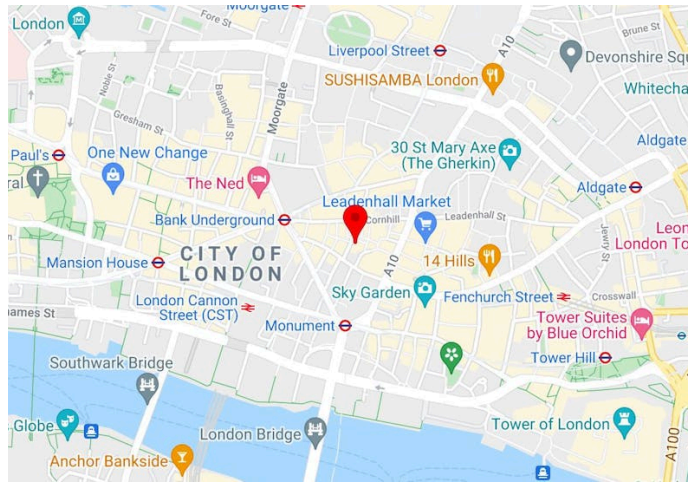
Contact & Viewings



Robert Rooney
07469 403 225 | 07469 403 225
robert.rooney@realestate.bnpparibas



Ben Rainbow
| 07909 487 189
ben.rainbow@realestate.bnpparibas



Key Points

- Newly Refurbished CAT A+ Floor
- EPC B
- VRF heating and cooling
- Showers
- 3 Passenger lifts
- Refurbished W/Cs
- LED Lighting

Description

The part 2nd floor has been refurbished to a Cat A+ specification. The lower ground floor is also being reconfigured to implement new showers and changing facilities.



Location

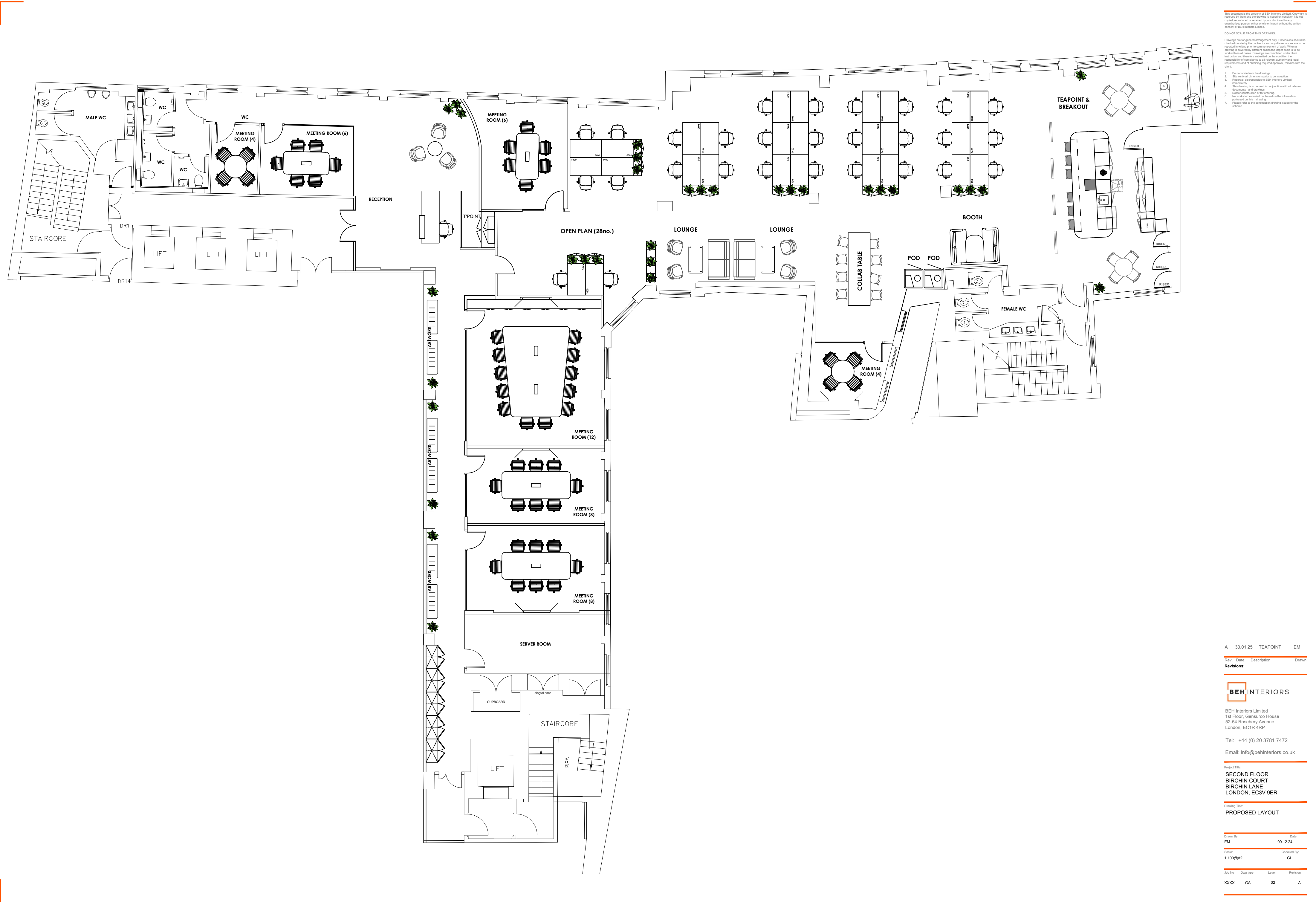
Birchin Lane is a pedestrianised street located a 1 minute walk to Bank Station, a 3 minute walk to Monument Station and a 5 minute walk to Cannon Street Station. It benefits from the amenities within the Royal Exchange which is located moments away.

Accommodation

Name	sq ft	Rent (sq ft)	Availability
2nd - Cat A+	5,522	£67.50	Available
Lower Ground - Shell & Core	5,300	-	Available
Total	10,822	£67.50	

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Rev: Date: Description Drawn:
Revisions:



BEH Interiors Limited
1st Floor, Gensuuro House
52-54 Rosebery Avenue
London, EC1R 4RP

Tel: +44 (0) 20 3781 7472
Email: info@behinteriors.co.uk

Project Title:
**SECOND FLOOR
BIRCHIN COURT
BIRCHIN LANE
LONDON, EC3V 9ER**

Drawing Title:
PROPOSED LAYOUT

Drawn By: Date:
EM 09.12.24

Scale: Checked By:
1:100@A2 GL

Job No	Draw type	Level	Revision
XXXX	GA	02	A