

Two  
refurbished  
office floors to let  
1,930 – 3,860 sq ft

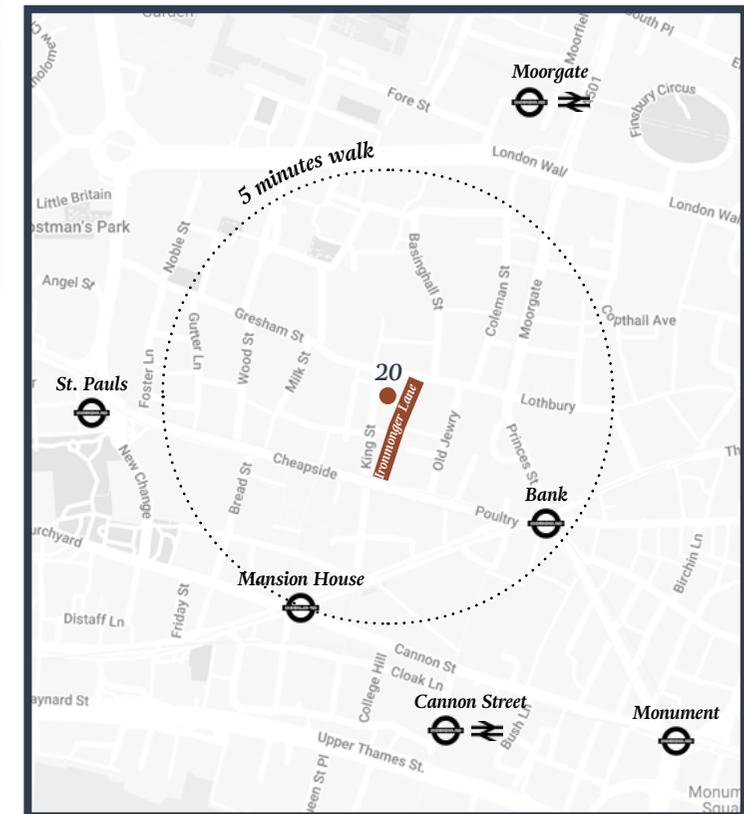
20  
IRONMONGER  
LANE

EC2 CITY OF LONDON

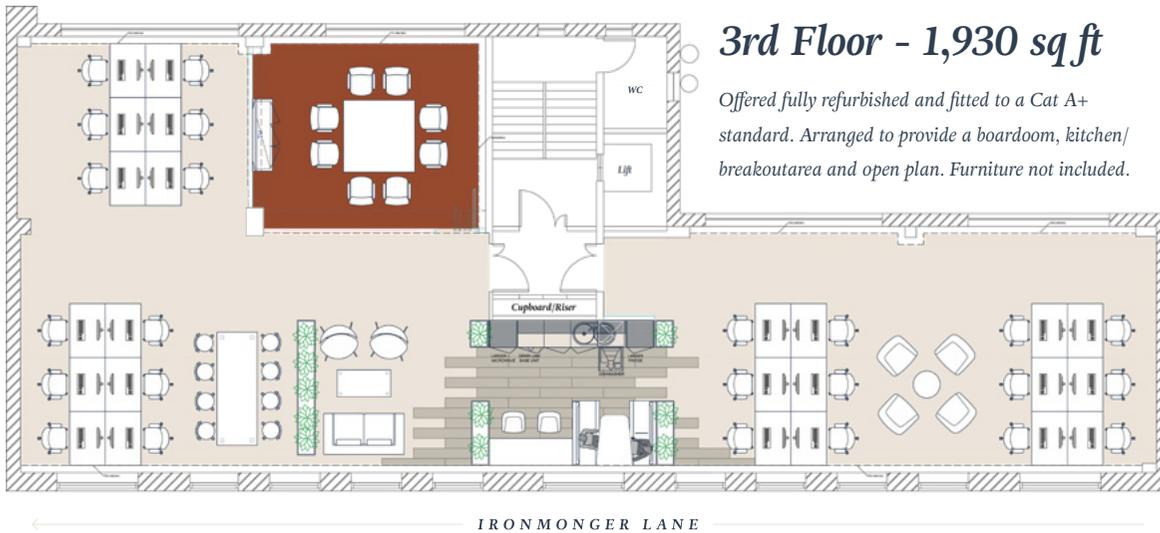
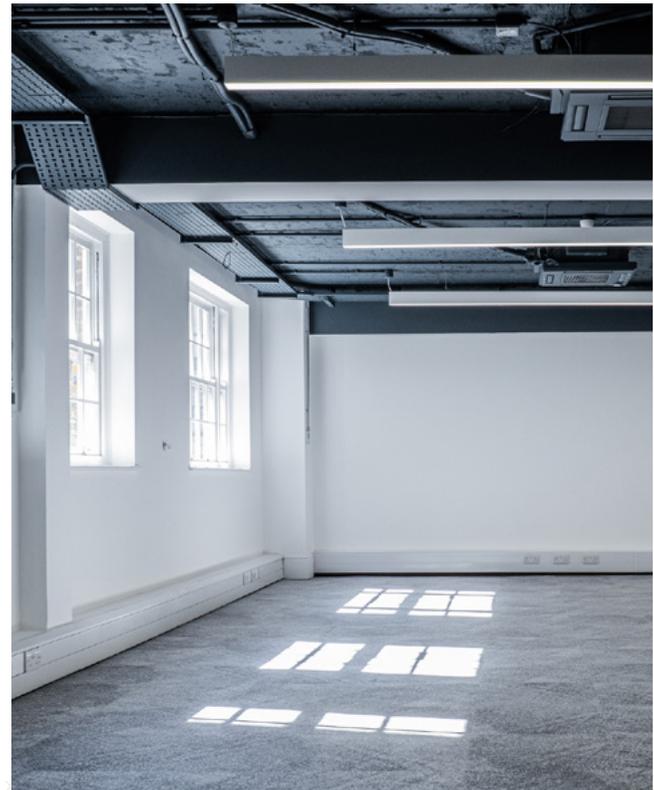




*Newly refurbished office floors in  
the heart of the City of London  
moments away from Bank  
Underground station.*



# IRONMONGER & LANE





# Description

## 20 Ironmonger Lane

20 Ironmonger Lane is a very attractive brick fronted property located on the west side of the street with the offices approached via a dedicated ground floor entrance foyer. The available accommodation comprises of the entire second and third floors.

### Amenities

- ❄ Comfort cooling
- 🚲 Bike storage
- 🚿 Shower facilities
- 📏 Perimeter trunking
- 📺 Video entry system
- 🚰 Passenger lift
- ☀ Superb natural light
- 🚻 Male & Female toilet facilities





### *Just moments from the Bank of England.*

Ironmonger Lane is a particularly tranquil street that lies between Cheapside and Gresham Street, located in the heart of the City of London and very close to The Bank of England. Bank Underground Station (Central, Northern, DLR, Waterloo & City Lines and the Circle and District lines via Monument) is less than 300 meters away. Other stations including St Paul's, Cannon Street, Moorgate and Liverpool Street are also close by. Cheapside is one of the City's principle retailing destinations offering a diverse range of retail, restaurants and cafes.



20  
IRONMONGER  
LANE

EC2 CITY OF LONDON

### *Lease*

New leases are available for a term by arrangement, excluding the security of tenure and compensation provisions of The Landlord and Tenant Act.

### *Rent*

Third floor:	CAT A+, partial fit-out	£60.00 per sq ft
Second Floor:	Refurbished, open plan	£55.00 per sq ft

### *Business Rates*

Estimated to be in the order of £15.00/£16.00 per sq ft for the 22/23 financial year.

### *Service Charge*

Estimated at £11.77 per sq ft for the current financial year.

---

### *Further Information*



### *Paul Glinsman*

07771 898 311  
paul@glinsmanweller.co.uk

### *Richard Weller*

07966 145 256  
richard@glinsmanweller.co.uk

---

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information supplied by others. You should verify these particulars on your visit to the property and these particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error on these particulars or any other information given. All costs plus VAT where applicable. July 2022. (Design: melrose-studio.com)