LEVY
Real Estate

Workspace To Let
£62.50 per sq ft
2,335 to 4,844 sq ft

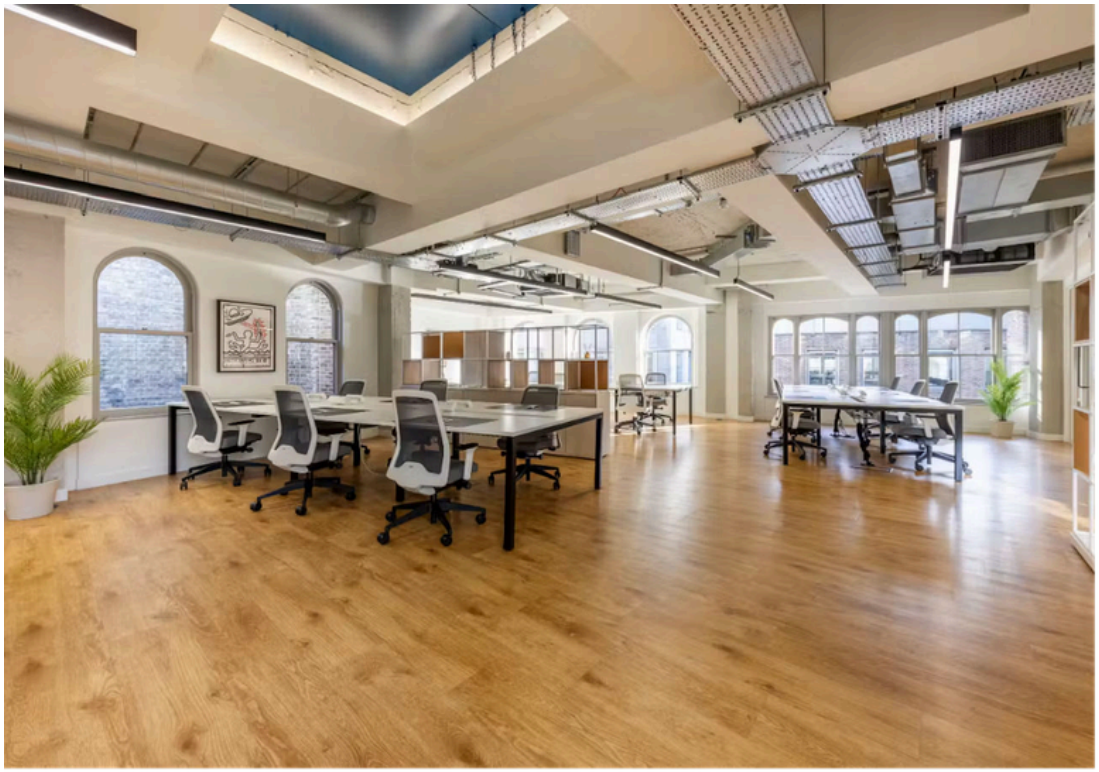
8-9 Well Court, London, EC4M 9DN

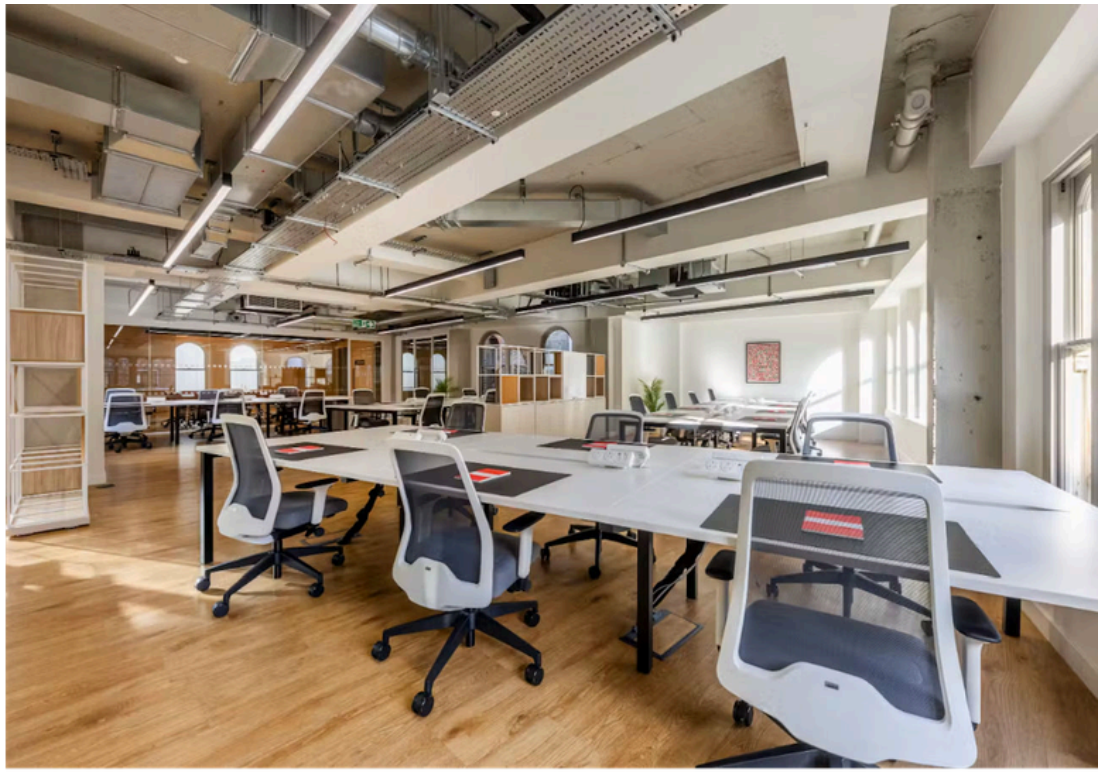
Private fully fitted workspace in a vibrant part of the City

- 2nd floor: x34 desks and x3 meeting rooms
- 3rd floor: x26 desks and x4 meeting rooms (UNDER OFFER)
- Kitchenettes and dinng space
- Demised WCs
- Fibre ready with Backbone Connect
- End-of-trip facilities, cycle storage, lockers and showers
- Passenger lift
- Available fully managed (price on application)

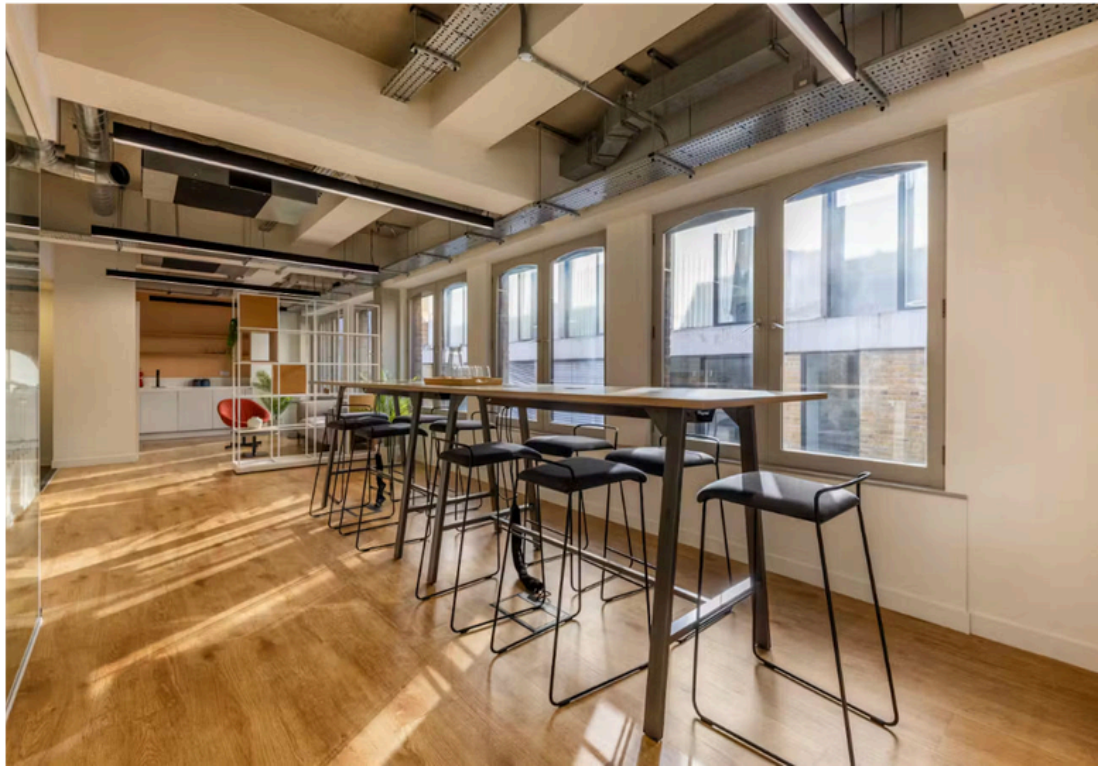
www.levyrealestate.co.uk







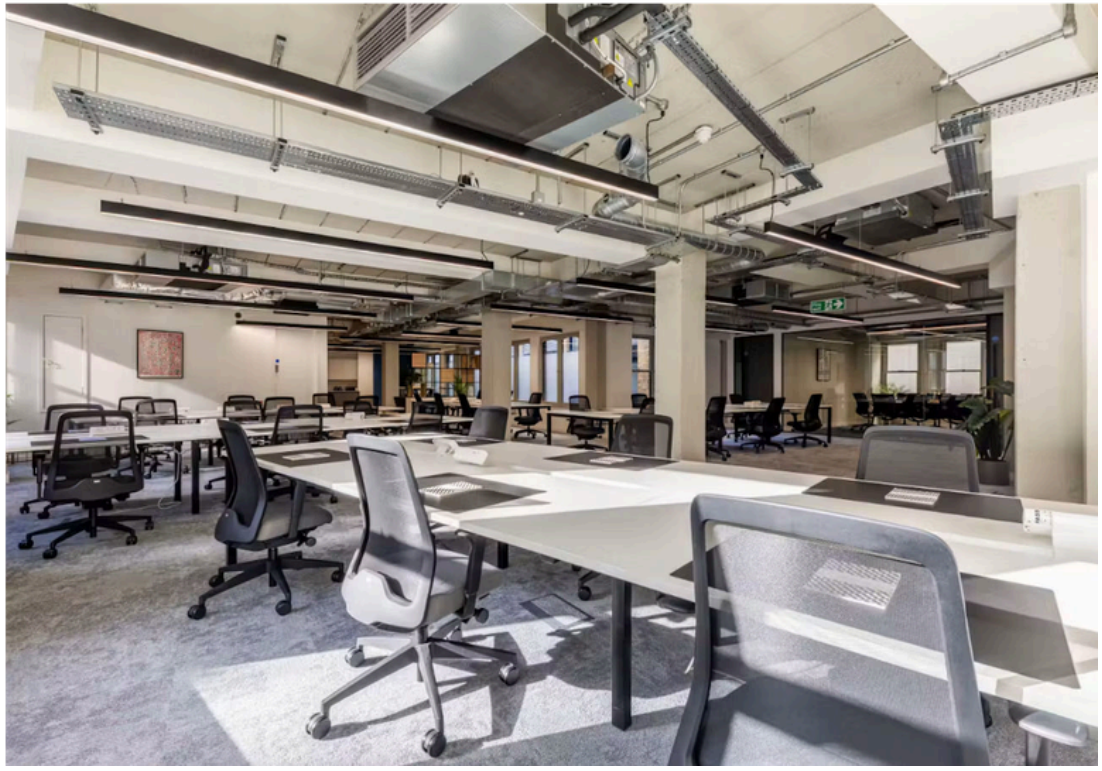





Fire exit





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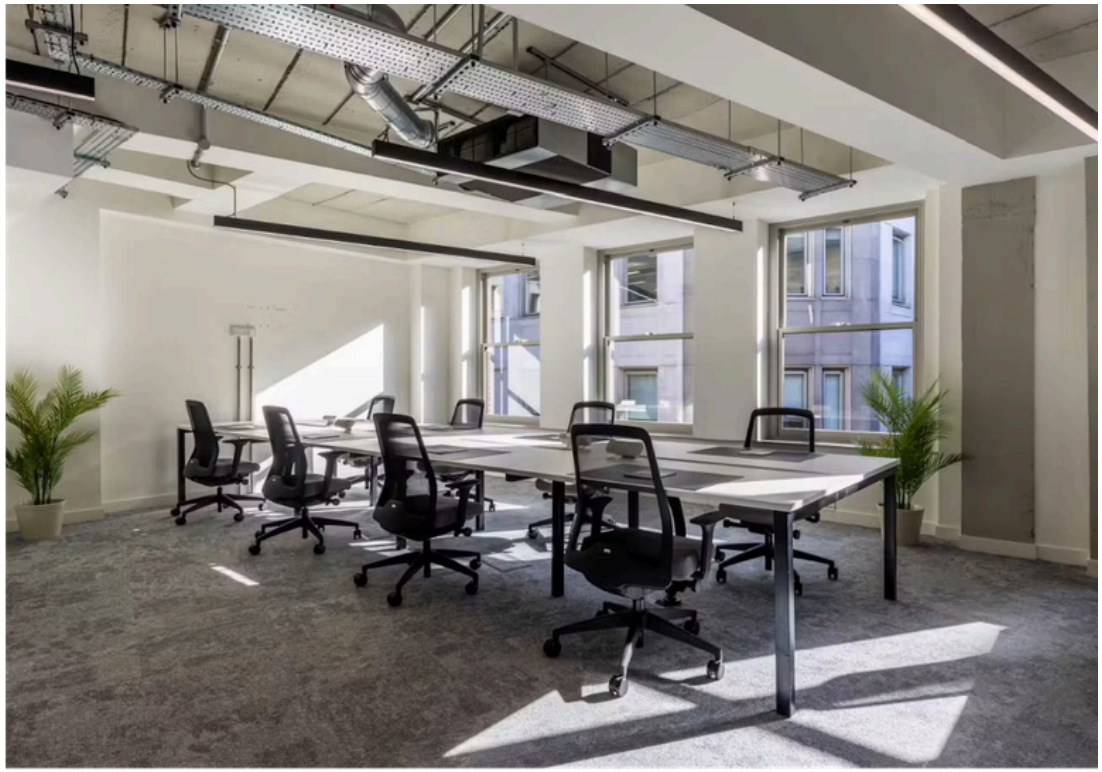
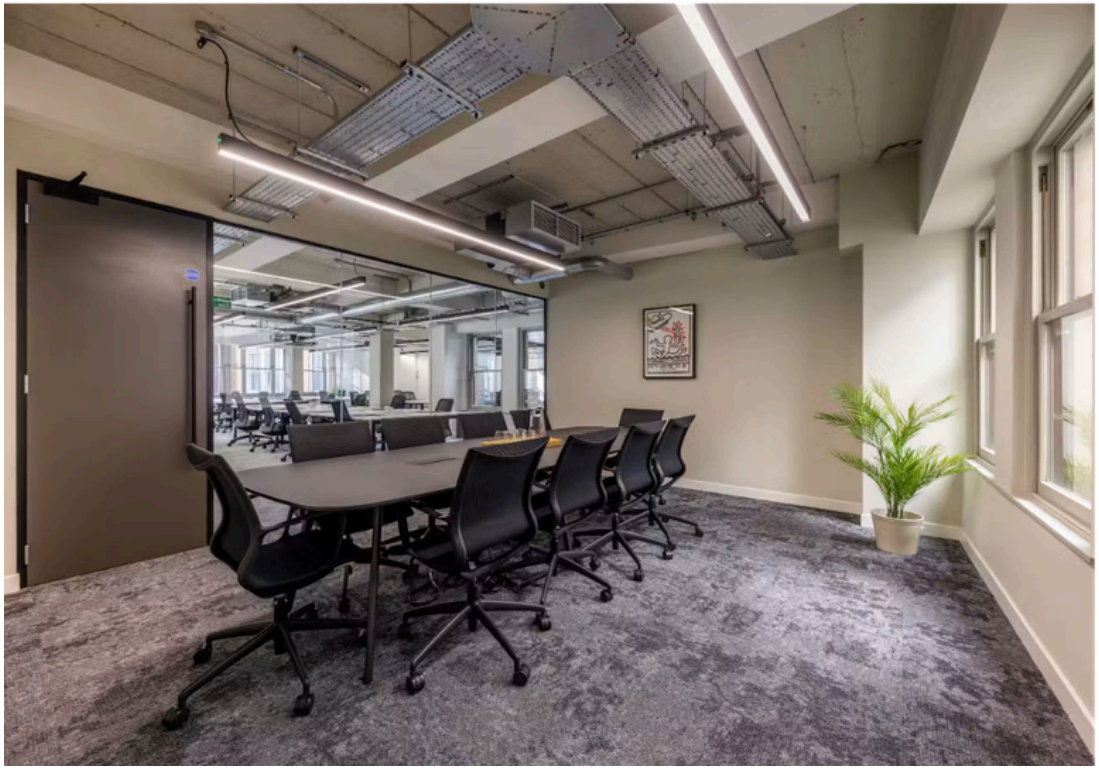
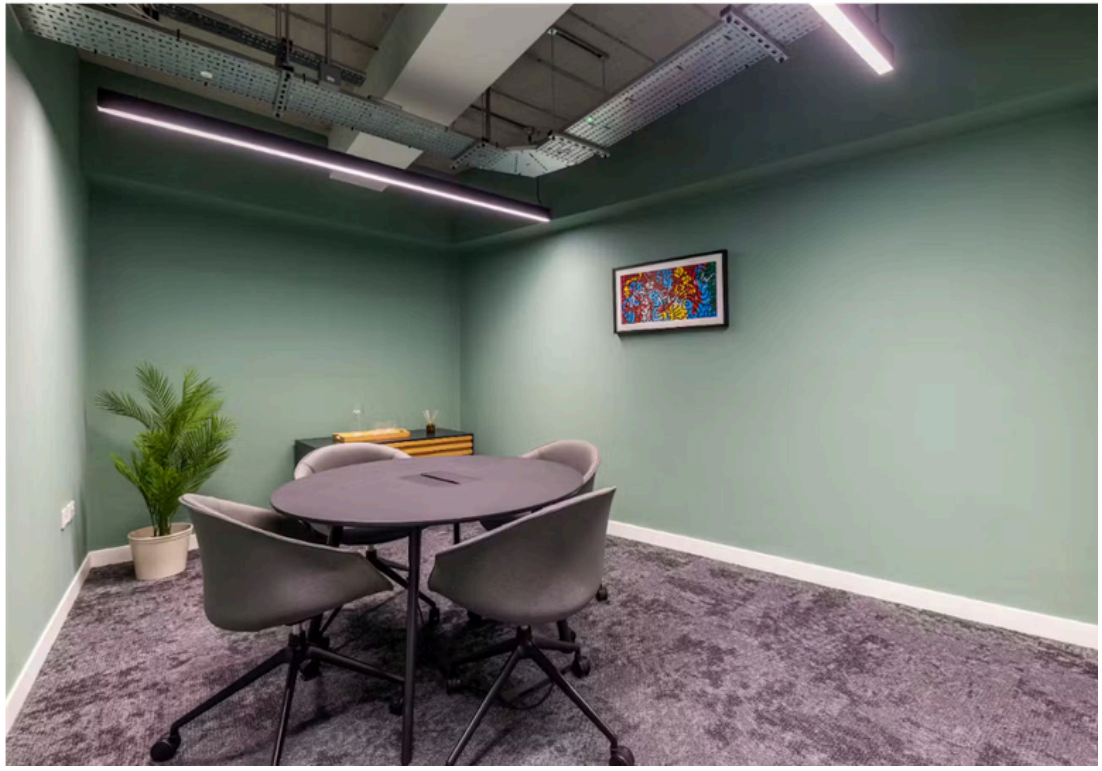
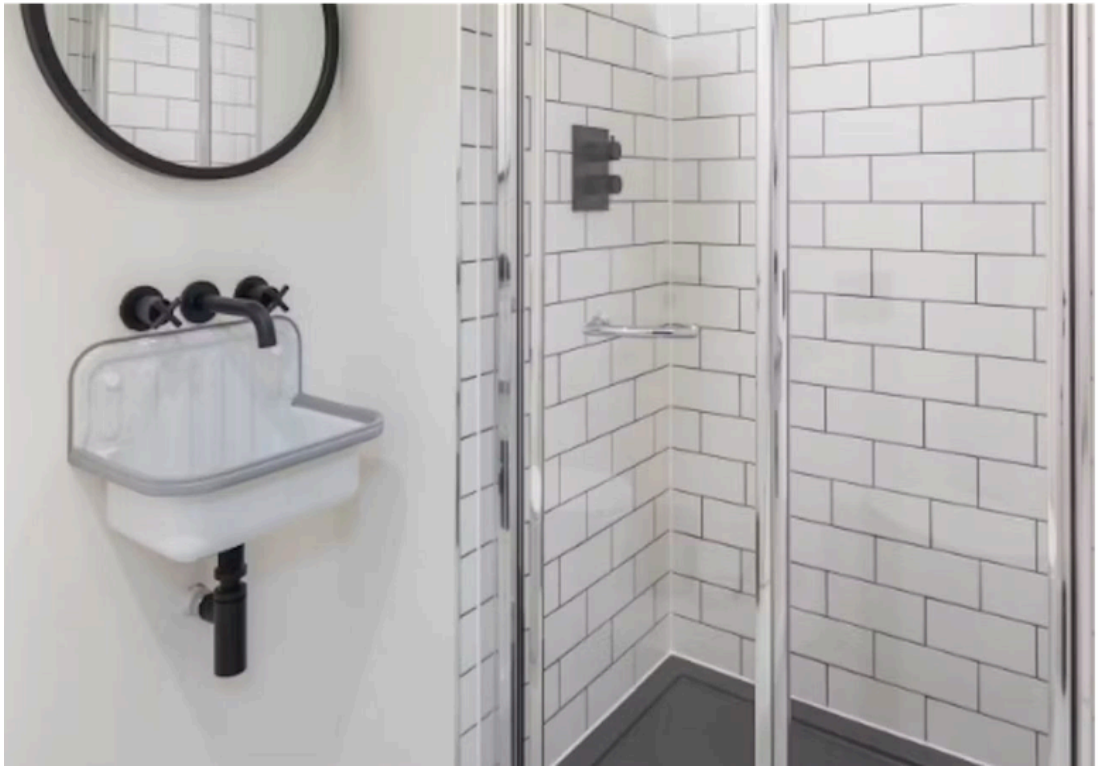














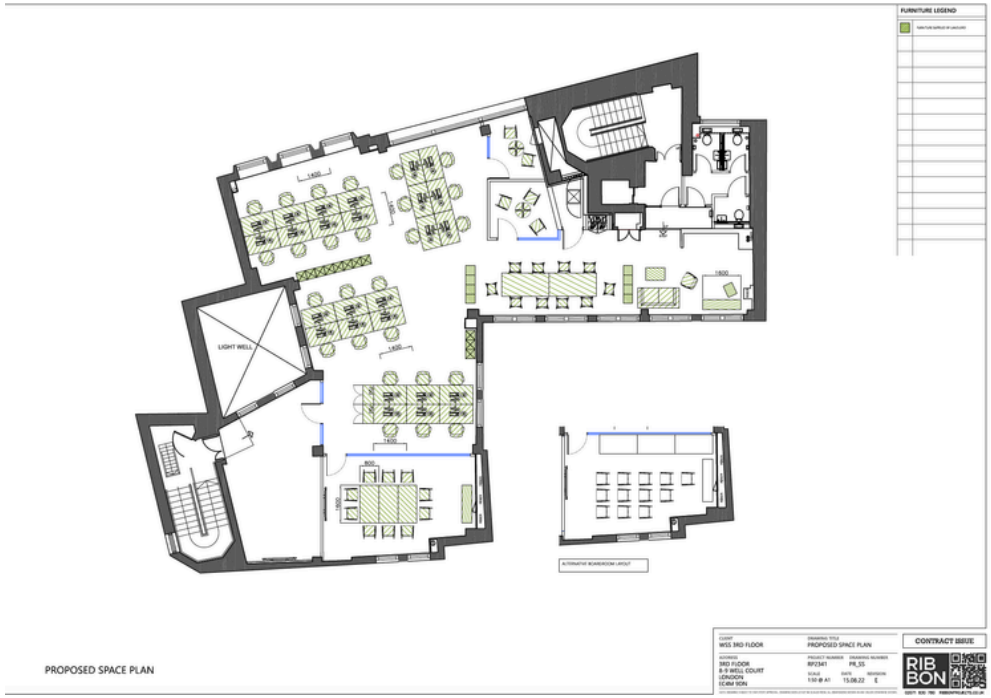
Accommodation

Floor	sq ft	sq m	Rent (£ psf)	Rates Payable (£ psf)	Service charge (£ psf)	Total (£ psf)	Total (£ PA)	Total (£ PCM)	Availability
3rd	2,335	216.93	£62.50	£19.46	£14.41	£96.37	£225,023.95	£18,752.00	UNDER OFFER
2nd	2,509	233.09	£62.50	£19.11	£14.41	£96.02	£240,914.18	£20,076.18	Available
Total	4,844	450.02							

All figures quoted exclusive of VAT. Floor areas are approximate net internal areas.



2nd Floor Plan



3rd Floor Plan

Indicative only. Not to scale.

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8-9 Well Court, London, EC4M 9DN

Summary

- Rent: £62.50 per sq ft
- Business rates: £19.11 - £19.46 psf
- Service charge: £14.41 per sq ft
- EPC: B
- Lease: New Leases

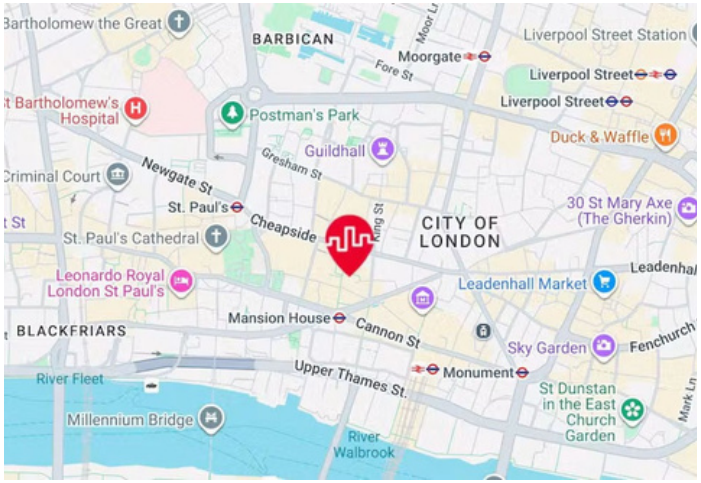
Further information

- Watch a video

Contact & Viewings

Simon Lee
020 7747 0144 | 07769 745 449
simon.lee@levyrealestate.co.uk

Meg Carr
020 7747 0143 | 07896 899798
megan.carr@levyrealestate.co.uk





Description
Benefiting from a stylish reception and upgraded common areas, including bike racks and showers, 8–9 Well Court offers high-quality, self-contained workspace in the heart of the City.

Both floors are available for lease either on a conventional or fully managed basis, with flexible terms starting from just 24 months.

Location
8-9 Well Court is located amidst a vibrant mix of bars, restaurants and shops. Nearby Bow Lane adds to the charm with its boutique stores, independent retailers and wine bars.

The location also boasts excellent transport connectivity, with several major stations just a short walk away:

Bank Underground Station – 4 minutes
Mansion House Underground Station – 4 minutes
Cannon Street Station – 4 minutes
St. Paul's Underground Station – 6 minutes

Specifications
2nd floor: x34 desks and x3 meeting rooms
3rd floor: x26 desks and x4 meeting rooms
Kitchenettes
Demised WCs
Fibre ready with Backbone Connect
End-of-trip facilities
Passenger lift
Available fully managed (price on application)

Terms
New leases are available for a term by arrangement, directly from the Landlord.

Viewings
Strictly via Levy Real Estate.

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