



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

To Let | 5,300 to 11,800 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



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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

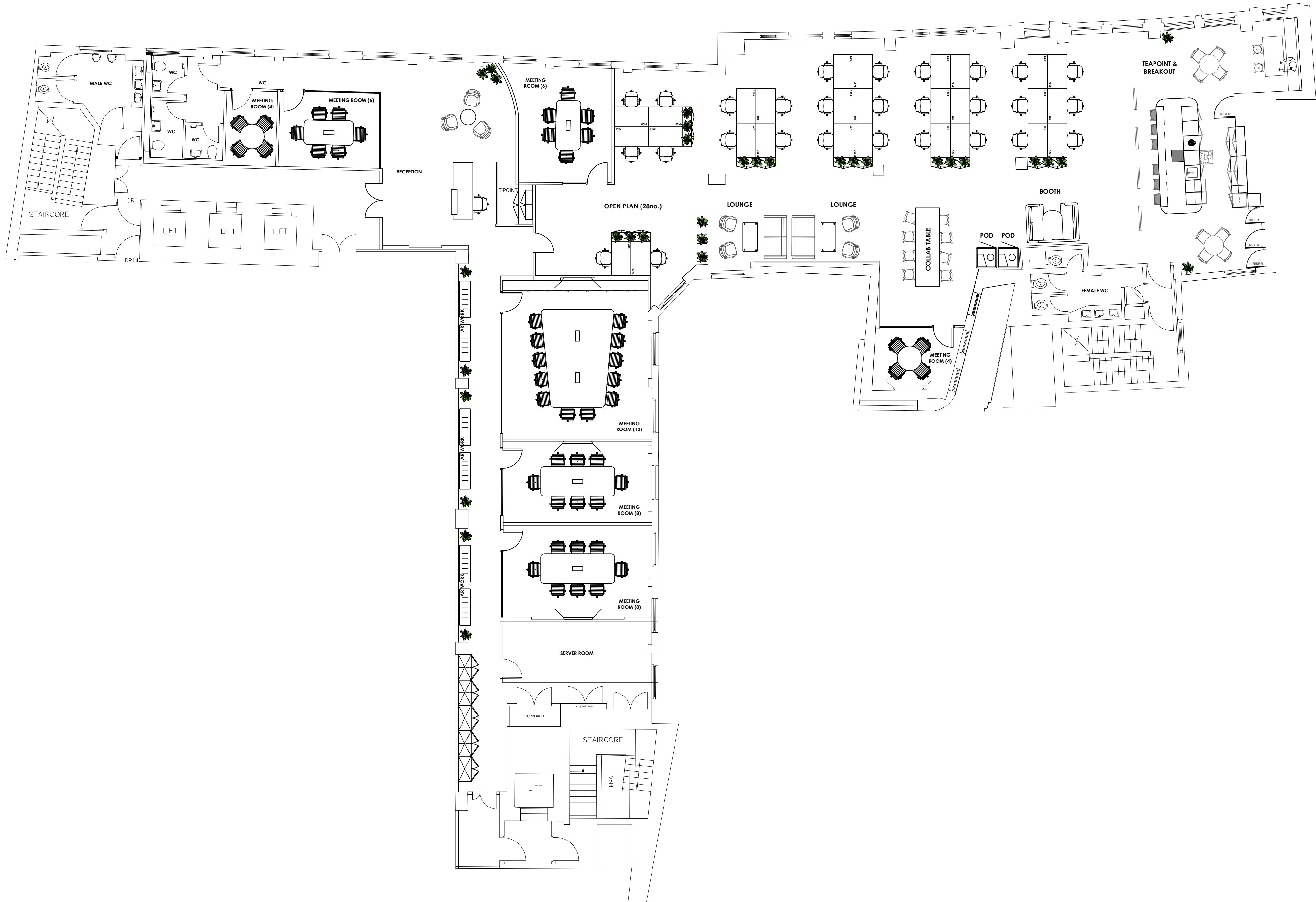
Birchin Lane is a pedestrianised street located a 1 minute walk to Bank Station, a 3 minute walk to Monument Station and a 5 minute walk to Cannon Street Station. It benefits from the amenities within the Royal Exchange which is located moments away.

Accommodation

Name	sq ft	Rent (sq ft)	Availability
4th - CAT B - Q3 26	7,736	-	Under Offer
2nd - CAT B	5,522	£67.50	Available
Lower Ground - Shell & Core	5,300	-	Available
Total	18,558	£67.50	

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A 30.01.25 TEAPOINT EM

Rev: Date: Description Drawn

Revisions:



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

Drawing Title:
PROPOSED LAYOUT

Drawn By: EM Date: 09.12.24

Scale: 1:100@A2 Checked By: GL

Job No	Draw type	Level	Revision
XXXX	GA	02	A