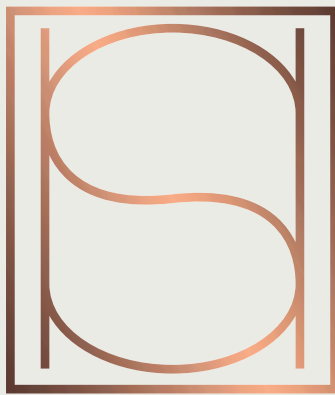




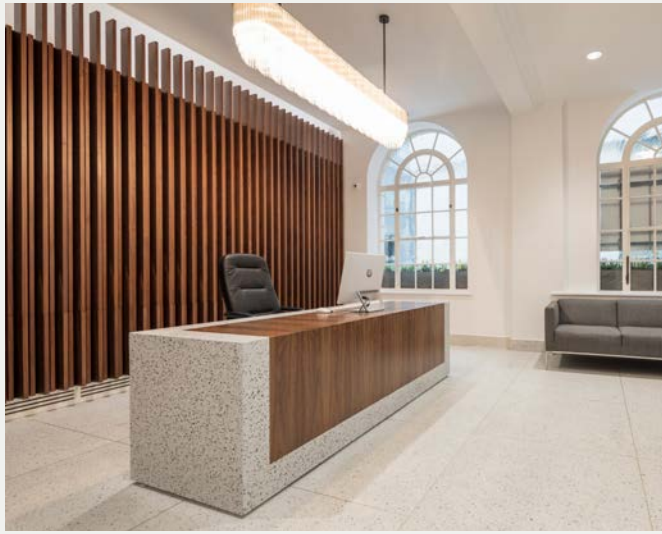
SADDLERS HOUSE

44 GUTTER LANE EC2

2,542 – 15,844 SQ FT OF PREMIUM OFFICES TO LET



SADDLERS HOUSE
44 GUTTER LANE EC2



SADDLERS HOUSE OFFERS STUNNINGLY REFURBISHED, PREMIUM OFFICE SPACE

Available either floor-by-floor or in it's entirety, the building offers 15,844 sq ft of office space on the doorstep of St. Paul's.

A refurbishment by dMFK Architects has transformed the building with classic and contemporary style meeting in perfect harmony.

- New VRF air conditioning
- New metal tile suspended ceiling
- New fully accessible metal raised floor
- LED lighting
- Occupancy at 1:10 m²
- High speed fibre connectivity to each floor
- 2 x 8 person passenger lifts
- Bike storage facilities and showers



SADDLERS HOUSE
44 GUTTER LANE EC2

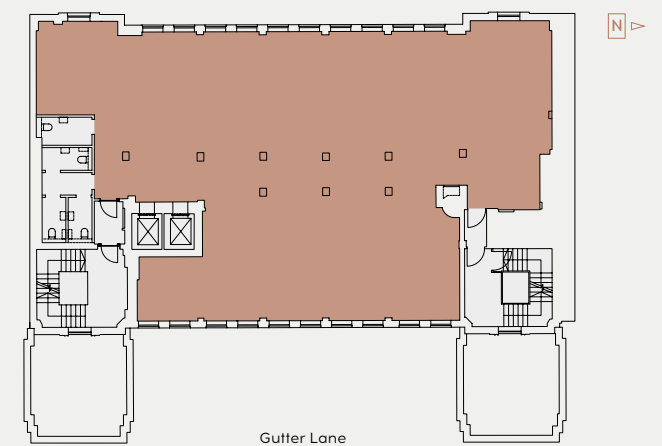


Floor	Sq M	Sq Ft
8th	236.2	2,542
7th	263.8	2,840
6th	290.0	3,122
5th	341.1	3,672
4th	340.8	3,668
Total	1,471.9	15,844

Measured in accordance with the RICS Code of Measuring Practice 6th Edition.
Floor areas are net internal areas (NIA).

Floor plan for indicative purposes only, not to scale.

4th Floor Plan - 3,668 Sq Ft (340.8 Sq M)





SADDLERS HOUSE
44 GUTTER LANE EC2

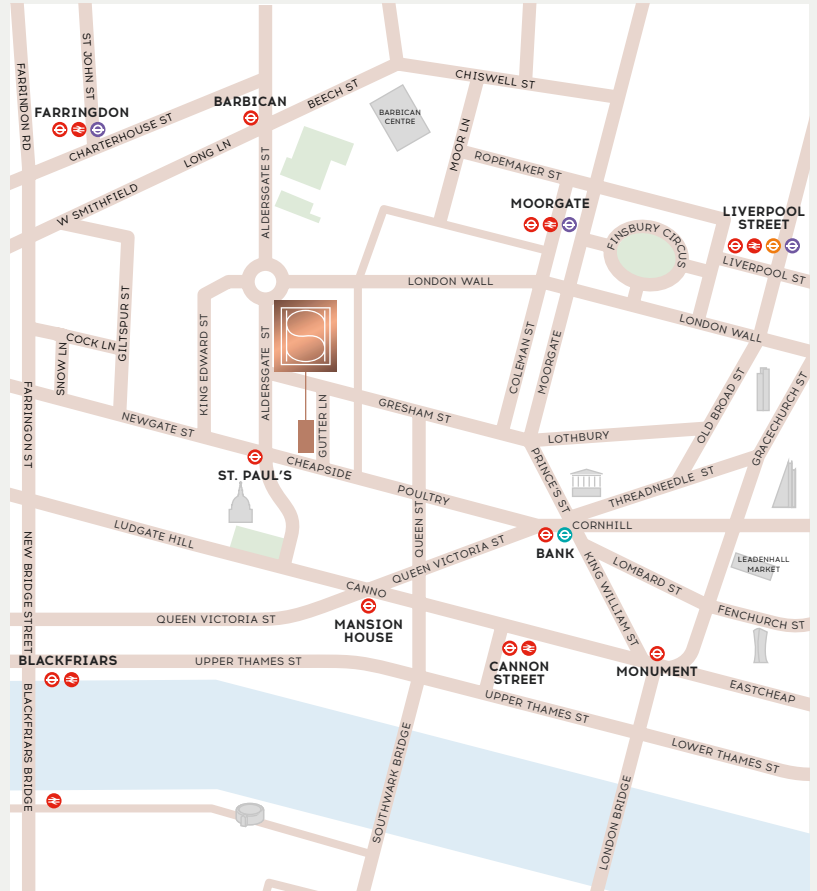
PERFECTLY SITUATED IN THE BUSTLING HEART OF THE CITY

Situated on the doorstep of St. Paul's, Saddlers' House is perfectly located to benefit from the amenities both Midtown and the City have to offer.

One New Change and Paternoster Square are a short walk away, offering a wide range of premium shops, cafes and restaurants.

Communication links are excellent, with easy access to mainline, underground, DLR and Elizabeth Line (December 2018) services.

St Paul's		2 mins walk
Cannon Street	 	7 mins walk
Bank	 	7 mins walk
Moorgate	  	7 mins walk
Blackfriars	 	11 mins walk
Farringdon	  	12 mins walk



TERMS

Upon application.

VIEWINGS

Strictly through
sole letting agents:

Charlie Browne

020 3077 3422

cbrowne@danielwatney.co.uk

Lucy Cooper

020 3077 3458

lcooper@danielwatney.co.uk

Richard Garner

020 3077 3455

rgarner@danielwatney.co.uk

SADDLERSHOUSE.LONDON

Daniel Watney

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