

# ONE BARTHOLOMEW, EC1

8TH & 9TH FLOORS

FULLY FITTED -  
OFFICE SPACE TO LET  
UP TO 39,070 SQ FT (3,630 SQ M)



DeVono cresa 

## DESCRIPTION

DeVono Cresa, on behalf of The Trade Desk, are delighted to offer the 8th and 9th floors which provide up to 39,070 sq ft of grade A office space and are available with the benefit of an in-situ fit out and on flexible lease terms.

This landmark scheme was jointly developed by Helical & Ashby Capital, and completed in December 2018.

The floors shall be delivered with the benefit of a brand new fit-out which shall provide:

- Circa 180 work stations per floor
- 10 meeting rooms per floor
- Various work-booths and 1 2 1 meeting rooms
- Kitchen and tea point per floor
- Furniture is to be discussed

## SPECIFICATION & BUILDING AMENITY

- Fully fitted out
- 6 passenger lifts
- Occupational density of 1:8s sq m
- Kitchenette
- Fully accessed raised floor
- 4 Pipe fan coil air conditioning
- 2.9m floor to ceiling height
- Bicycle racks
- Shower facilities
- Dedicated independent fibre broadband spine

## SIZE

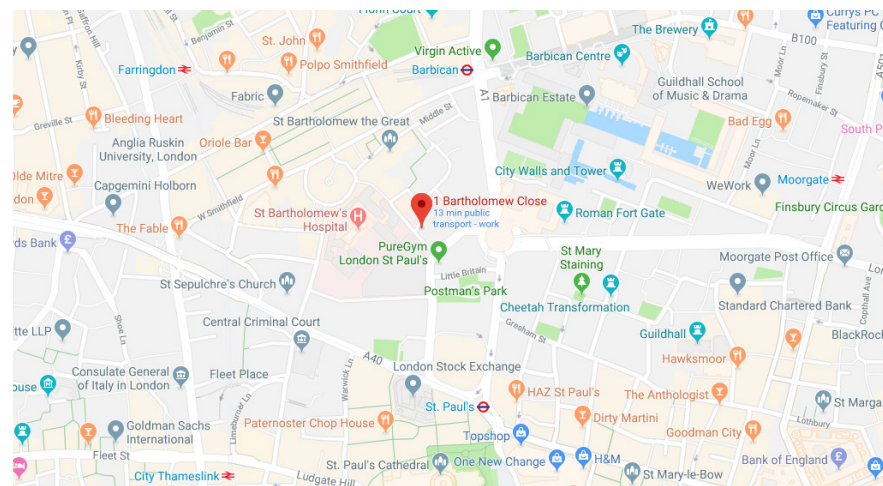
| Floor | Sq ft  | Sq m  | Quoting Rent (per sq ft) |
|-------|--------|-------|--------------------------|
| 8th   | 19,619 | 1,823 | Upon application         |
| 9th   | 19,451 | 1,807 | Upon application         |

## LOCATION

The building is situated close to Farringdon station which shall enable quick access to the Elizabeth and Thameslink lines along with the Metropolitan, Circle and Hammersmith & City lines.

The property is also served by St Pauls (Central line), Barbican (Metropolitan, Circle and Hammersmith & City lines), Bank (Central, Northern, Waterloo & City Lines and DLR) and Chancery Lane (Central Line).

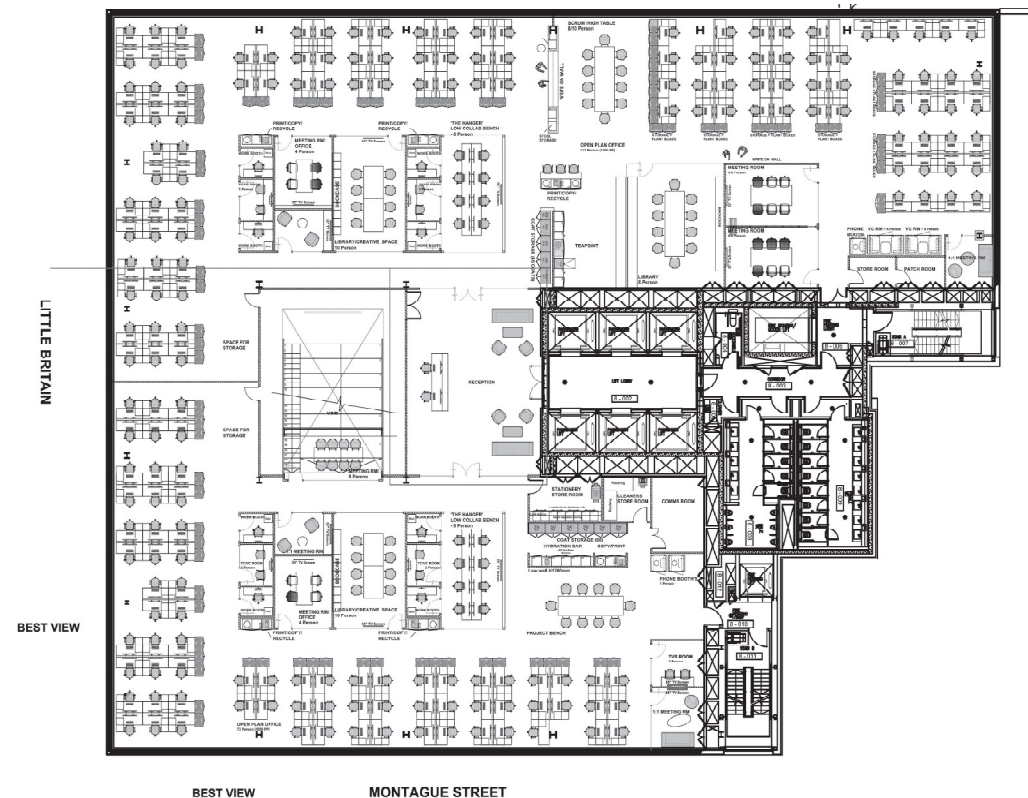
The property is situated in close proximity to a wide array of bars and restaurants situated at surrounding Smithfield's and One New Change in addition to the excellent offering of Barts Square adjacent to the building.





## 9TH FLOOR EXAMPLE LAYOUT 19,451 SQ FT (1,807 SQ M)

*Indicative Plan*



## TERMS

Lease: Available by way of a new sublease for a flexible term of up to 5 years.

Quoting Rent: Upon application  
Rates: c.£22.00 per sq ft  
Service charge: £10.00 per sq ft

## EPC

Rating: B (Anticipated)

## CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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### MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT





