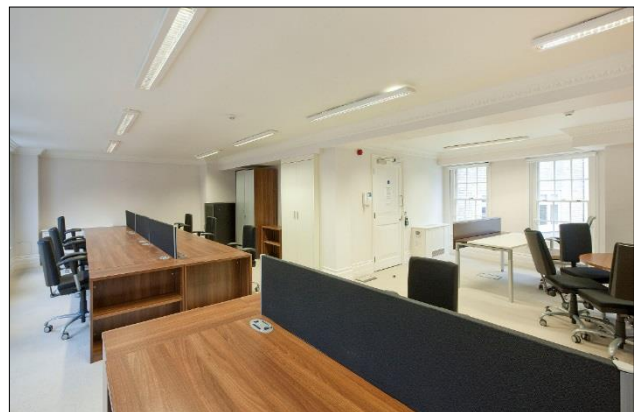


Suites of 424 / 703 / 1,127 sq ft

3 Gough Square, London, EC4

****Furnished and cabled offices – fully inclusive ****



LOCATION

The building lies on the north side of this discreet square in the heart of the professional part of Midtown. The area is easily accessible via the stations at Chancery Lane (Central Line), Blackfriars (District and Circle, Thameslink) and Temple (District and Circle), which are all within convenient walking distance.

DESCRIPTION

This period style building was comprehensively modernised by the existing owners. Georgian sash windows on both elevations provide excellent natural light to the accommodation. The building benefits from the following amenities:

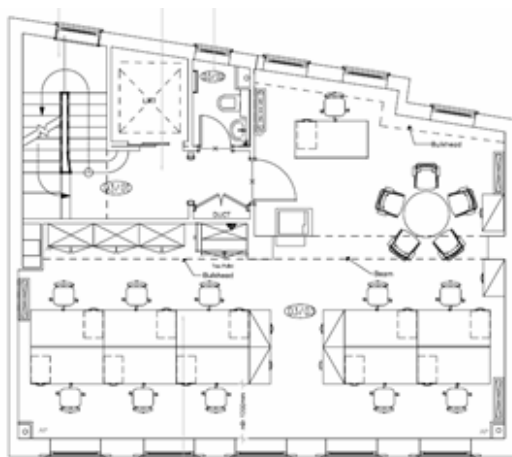
- Daikin comfort cooling system
- Fully accessible raised floors
- Stylish common areas
- 5 person automatic lift
- Cabling system
- Video entry phone
- Category II lighting
- WC's on each floor
- Reception facilities
- Fitted kitchenette
- Shower facilities
- Conference Rooms

SUITES

The floors are finished to a high specification, incorporating furniture if required, and are available together or separately. The net areas of each suite are:

Floor	Sq Ft	Sq M	Available
4 th	424	39.43	Vacant June 2017
3 rd	703	65.26	On application
Total	1,127	104.69	

OPEN PLAN LAYOUT (3RD FLOOR)



TERMS

Available on new flexible leases direct from the Landlord.

RENT

£85.00 per sq ft, fully inclusive of rent, rates and service charge.

VIEWING

Strictly by appointment through the sole agents Mellersh & Harding:

Paul Brewster
020 7522 8523
pbrewster@mellersh.co.uk

George Reynolds
020 7522 8524
greynolds@mellersh.co.uk