

3 Gough Square London, EC4

*****Furnished and cabled office – 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),

020 7522 8500

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 4th floor is finished to a high specification and can incorporate furniture if required.

The net areas of each suite are:

Floor	Sq Ft	Sq M
4 th	424	39.43

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

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

Strictly by appointment
through the sole agents
Mellersh & Harding:

David Dundas
020 7522 8545
[ddundas@mellersh.co.uk](mailto:d Dundas@mellersh.co.uk)