

One Tudor Street, EC4

5th Floor
10,136 sq.ft.



DeVono



Description

- The office building was built in 2009 to a developer's Category A specification
- The available office space is located on the 5th floor and offers 10,136 sq. ft. (941.63 sq. m.) of rectangular shaped accommodation
- The interior design and finishes are of a particularly high quality

Amenities & Specification

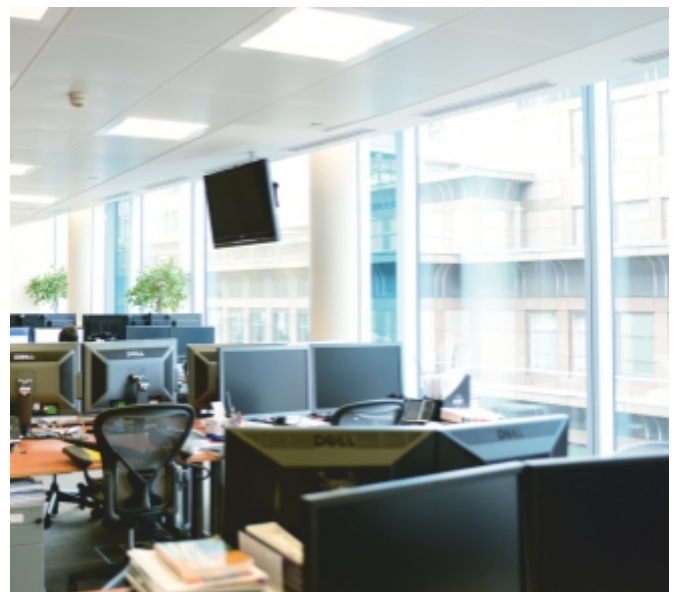
- Full height floor to ceiling glazing on three elevations
- Double height ground floor reception
- Extremely high end, plug and play accommodation
- 24 hour manned security and concierge
- 3 x 13 passenger lifts
- 4 pipe fan coil air conditioning
- Raised floors - 150mm
- 2.75m floor to ceiling height
- Private showers & WC's
- Secure cycle racks

Location

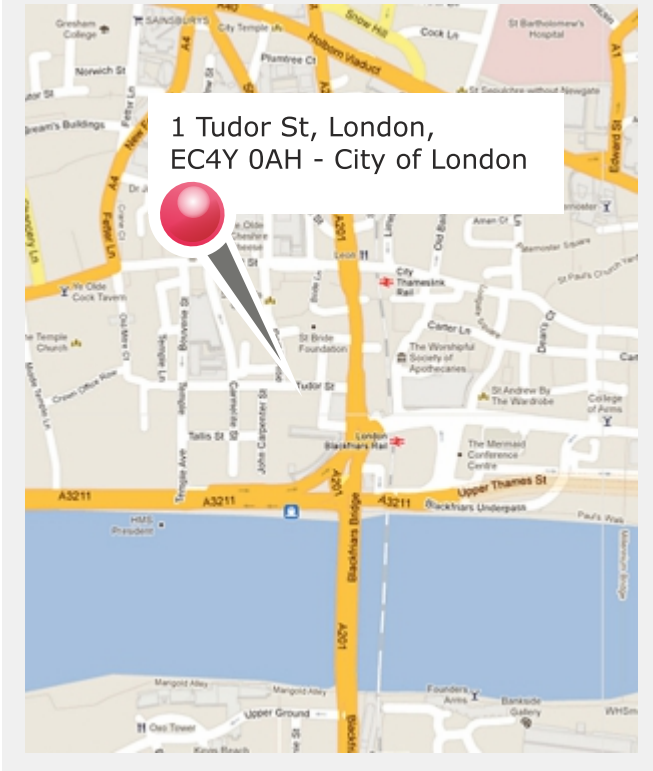
- 1 Tudor Street, EC4Y 0AH - City of London
- Located within 0.2 miles / 2 min walk of Blackfriars underground and British Rail overground station
- St. Paul's, City Thameslink and Chancery Lane are also within a short walk
- Surrounded by some of the world's largest banks, solicitors and corporate occupiers
- Crown plaza hotel & gym next door
- An abundance of shops, restaurants and cafes locally

Terms

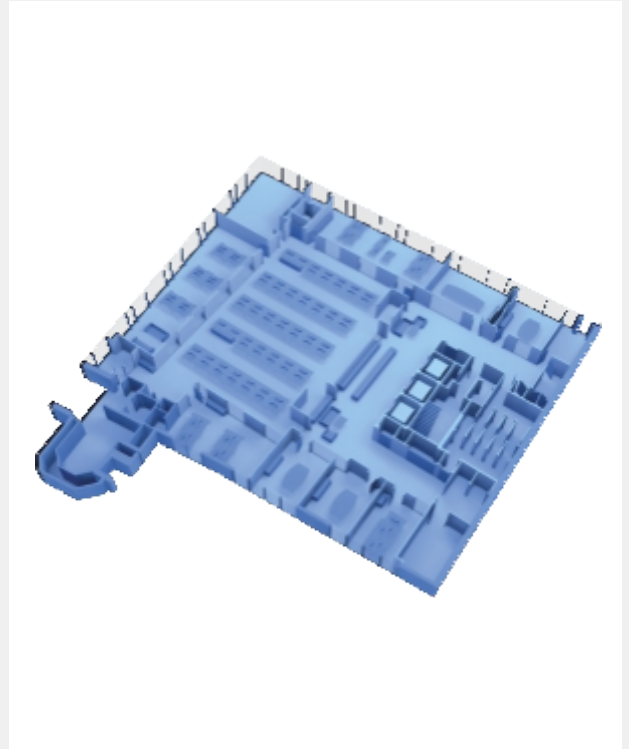
- Lease to expire 18th May 2020 available either by way of assignment or sub-lease
- Passing rent £44.00 per sq. ft.
- Lease contracted outside the landlord and tenants act 1954
- Rates circa £16.11 per sq. ft. (please make your own enquiries)
- Service charge: 2012/13 - £7.90 per sq. ft. 2013/14 - t.b.c



Map:



Floor Plan:



EPC

Energy Performance Certificate

Non-Domestic Building

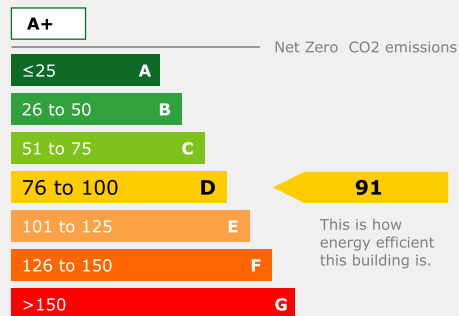
1 Tudor Street, LONDON,
EC4Y 0AH

Certificate Reference Number:
0890-0837-8969-0008-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Air Conditioning
Total useful floor area (m²): 1080
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 54.3

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built
116 If typical of the existing stock

Further Information:

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MISREPRESENTATION ACT

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