

## 10 IRONMONGER LANE LONDON EC2

A range of plug and play office suites, short/flexible term, in the heart of The City

Newly refurbished offices in a classic period building, fully furnished and connected, available on 6-12 month agreements, or longer by arrangement.



**JANUARY 2024 -  
REVISED PRICING & ONLY  
GROUND FLOOR NOW AVAILABLE**

020 7626 6060

[www.thompsoneyates.co.uk](http://www.thompsoneyates.co.uk)





## LOCATION

Situated in this quiet thoroughfare connecting Gresham Street to Cheapside, the building offers one of the most central locations in the City, close to the Bank of England, Guildhall, the Royal Exchange, Bloomberg, Bank of China and many other important companies and institutions.

The building benefits from close access to all forms of public transport, with a PTAL rating of 6b, the highest accessibility rating by TfL. Bank, Cannon Street, and Mansion House stations are all within easy walking distance.

Retail and leisure facilities are excellent, with nearby cafes, bars and restaurants including The Ned, The Anthologist, City Caphe, Soho Coffee Co, Browns and Cabotte. Retailers include Boots, Roderick Charles, Church's, Argos, Ernest Jones and many more.

## ACCOMMODATION

An attractive period office building that has just been refurbished and re-fitted as a small, serviced office centre.

Current availability is as follows:

Floor	sq ft (approx.)	Desks
Second (part)	110	LET Dec 2023
Ground	583	10

## SPECIFICATION

- Plug & play offices
- Shared boardroom
- Voice and data connection
- Comfort cooled
- Shared kitchen
- Excellent natural light
- 24 hour access

## COST

Second floor  
Ground floor

LET Dec 2023  
NOW ONLY £3,950 per month

Cost inclusive of rent, rates, services and utilities, including telecoms and use of boardroom. Cost plus VAT  
Desk capacity can be increased.

## TERMS

Rapid availability on a standard form agreement, for a term of 6 to 12 months.

Alternatively, longer licences/leases may be considered.

## LEGAL COSTS

Each party to bear their own costs.

## EPC

D (84). Overall building assessment.



## VIEWINGS

Strictly by appointment with the sole agents Thompson Yates

Colin Povey

[cpovey@thompsonyates.co.uk](mailto:cpovey@thompsonyates.co.uk)

M: 07956 591625

Sean Thompson

[sthompson@thompsonyates.co.uk](mailto:sthompson@thompsonyates.co.uk)

M: 07881 820881

**Thompson  
Yates**

**020 7626 6060**

[www.thompsonyates.co.uk](http://www.thompsonyates.co.uk)

Thompson Yates for themselves and for the owners of the property whose agents they are, give notice that; a) These particulars are prepared in good faith for the guidance only of intended purchasers/lessees/occupiers and do not constitute, nor constitute part of, any offer or contract, b) Nothing in these particulars shall be deemed to be a statement that the property is in a good condition or otherwise, nor that any services, plant or facilities are in good working order, c) All descriptions, dimensions, photographs, images, plans, references to condition and necessary permissions for use and occupation, and other details are indicative only, given without responsibility and intended purchasers/lessees should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, d) No person in the employment of Thompson Yates has any authority to make or give any representation or warranty whatever in relation to the property, e) Unless otherwise stated all rents, outgoings and other costs are quoted exclusive of VAT. Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Q4.2022.







