



SAVOY STEWART
COMMERCIAL PROPERTY

**OFFICES
TO LET**

1 NEW CHANGE

London, EC4M 9AF



KEY POINTS

- > Penthouse floor
- > 6 x 26 person passenger lifts
- > 2 x Goods lifts
- > Bicycle Racks and Showers etc
- > Communal Lounge/Cafe

TENURE	TO LET
SIZE	8,908 SQ FT
EPC	C (71)

Contact us on 020 7495 3666 or visit www.savoystewart.co.uk

ADDITIONAL INFORMATION

One New Change is a landmark building in St Pauls. Designed by architect Jean Nouvel, the building can be found directly opposite St Paul's Cathedral.

The 6th floor is a fully refurbished CAT A+ high-spec office space in a building which also has a newly refurbished communal business lounge and coffee bar, as well as a rooftop terrace with panoramic views over London.

ACCOMMODATION

The accommodation comprises the penthouse suite of this landmark building in St Pauls.

The floor was fully refurbished to CAT A by Land Securities in 2023 and has been fully fitted by the current tenant.

The floor has 132 desks, 3x4 person meeting rooms, 3 private offices, 5 x zoom rooms, 3 additional meeting rooms for between 6-12 people and with a large kitchen/ breakout area.

Name	sq ft	sq m	Availability
6th	8,908	827.58	Available
Total	8,908	827.58	

TERMS

The property is held on a lease for a term to expire on 3rd May 2033 with a tenant only break clause on 3rd May 2028.

If the break clause is not operated a further 12 months rent free is available.

Alternatively, a new sublease is available for a term to 3rd May 2028.

RENT

Assignment: £305,099 per annum (£34.25psf) to 4th Feb 2025 rising to £610,198 (£68.50 psf) until 3rd May 2028.

Sublease: Rent upon application

LEGAL COSTS

Each party are to bear their own legal costs

VIEWINGS

Strictly by appointment through joint sole agents Savoy Stewart and Kauffmans

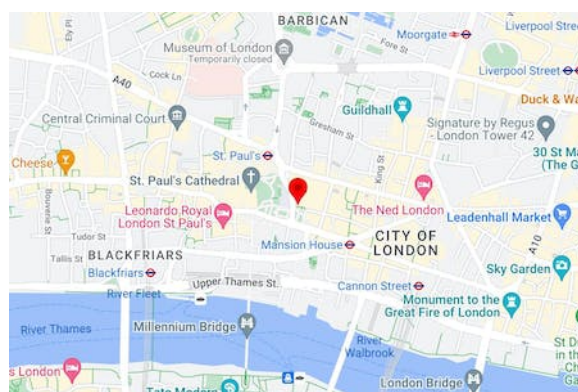
BUSINESS RATES

Rates Payable: £27.30 per sq ft
(based upon Rateable Value: £475,000 and UBR: England Standard 51.2p)

estimate

SERVICE CHARGE

£14.88 per sq ft



VIEWING & FURTHER INFORMATION



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JOINT AGENTS

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