



52 BOW LANE, LONDON, EC4M 9DJ – OFFICES TO LET

New Lease – Fully Refurbished to a High Standard with passenger lift

Close to St Paul's Cathedral and One New Change

563 SQ FT – 2,285 SQ FT

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LOCATION

Newly refurbished office suites situated at the northern end of the pedestrianised Bow Lane in the heart of the City of London. The offices benefit from views overlooking the striking windows of Wren's Church of St Mary-le-Bow.

Mansion House (Circle and District lines), Bank (Central, Northern and Waterloo & City lines) and St Paul's Underground Stations (Central Line) are within close proximity together with a number of restaurants, shops, hotels and local amenities including St Paul's Cathedral and One New Change Shopping Centre.

TENURE

A new lease for a term to be agreed.

RENT

On Application.

AMENITIES

Self-Contained	LED Lighting	Video / Telephone Intercom
Air Conditioning	Double Glazed	4x Unisex W/C Cubicles
3 phase 200 Amp	Passenger Lift	2x Unisex Shower Facilities

ACCOMMODATION

The premises are arranged over 1st, 2nd, 3rd and 4th floors with the following approximate floor area:

First	573 sq ft	53.23 sq m
Second	576 sq ft	53.51 sq m
Third	573 sq ft	53.23 sq m
Fourth	563 sq ft	52.30 sq m
TOTAL	2,285 sq ft	212.27 sq m

RATES (2025/26)

Rateable value:	To Be Assessed
All interested parties should verify the business rates payable with the relevant local authority.	

SERVICE CHARGE

Service Charge:	To Be Confirmed
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LEGAL COSTS

Each party to be responsible for their own legal and professional costs.

VAT

Vat will be charged at the appropriate rate, if applicable.

EPC

Available upon request.

VIEWING

By appointment with sole agents Stephen Kane & Company.
Tel: 0207 224 0101 | www.stephenkane.co.uk.

CONTACT

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AML

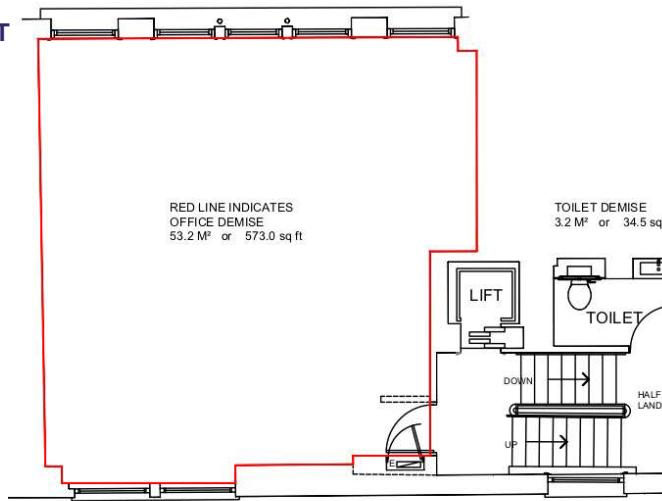
Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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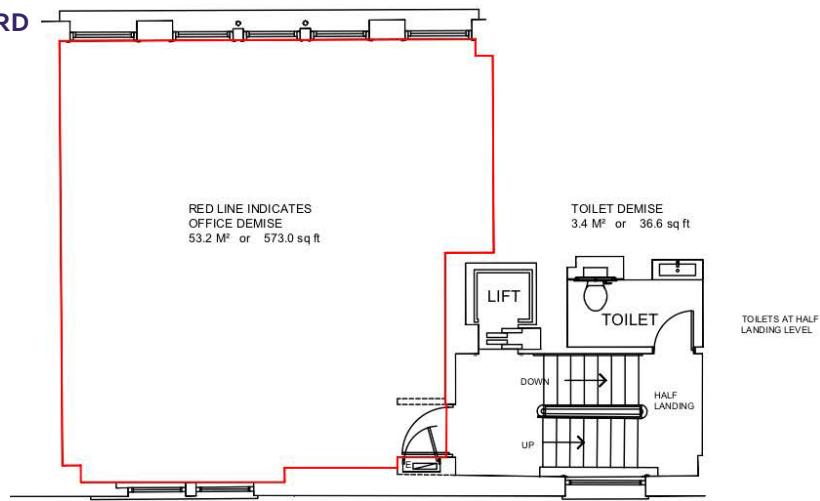


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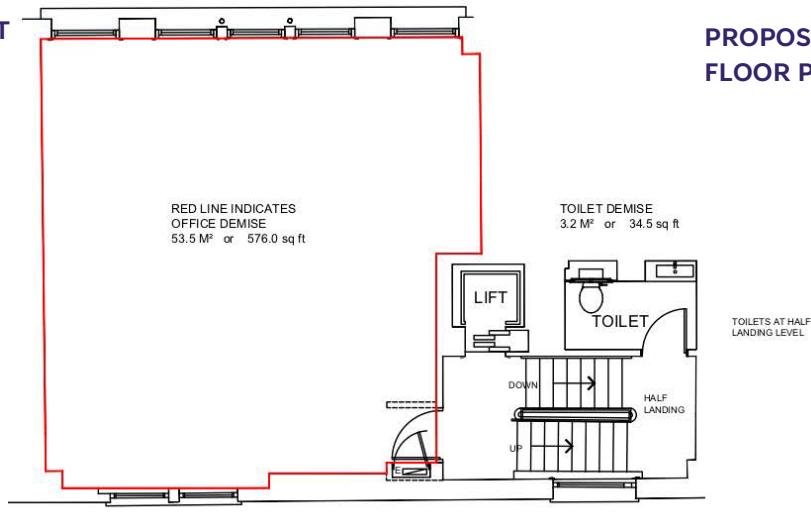
PROPOSED FIRST FLOOR PLAN



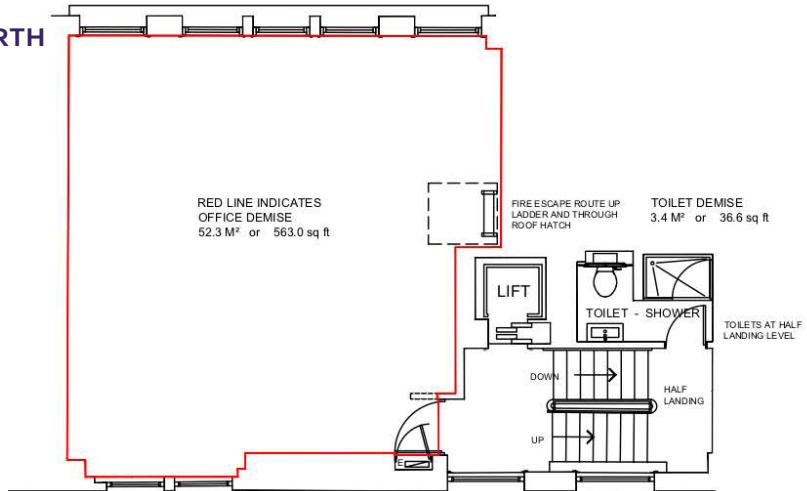
PROPOSED THIRD FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED FOURTH FLOOR PLAN



Scale Bar 1:100

0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

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Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.



STEPHEN
KANE & COMPANY
DELIVERING EXCELLENCE SINCE 1982