WORKPAD

MANAGEMENT

20

IRONMONGER LANE EC2



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IRONMONGER LANE

EC2V 8EP

20 Ironmonger Lane is an attractive, period brick fronted property that sits in a peaceful position, yet is located in the core of the City of London between Gresham Street and Cheapside. The third floor has recently been refurbished to a high standard, offering a range of working and collab- oration areas with a modern feel. It further benefits from an EPC rating of A. The floor is offered furnished and on a fully-managed basis, with terms available from 24+ months. 20 Ironmonger Lane offers a fantastic opportunity to occu- py a ready-to-go space in an enviable position in the heart of the City.



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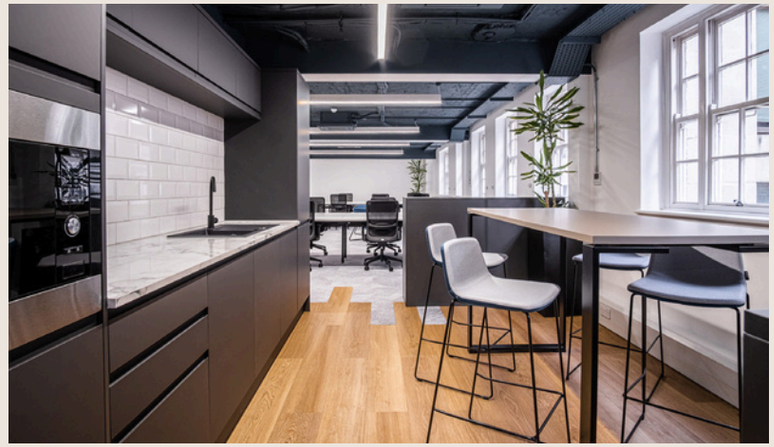
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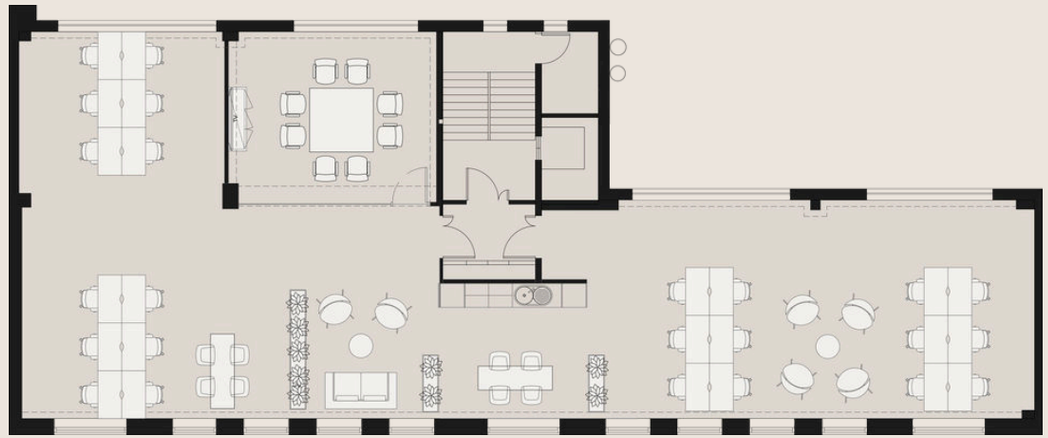
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THIRD FLOOR

FLOOR SIZE	1,930 SqFt
DESK RANGE	24-34
FIT OUT	FULLY FITTED
EPC	GRADE A

FLOOR PLAN



Indicative fitted layout

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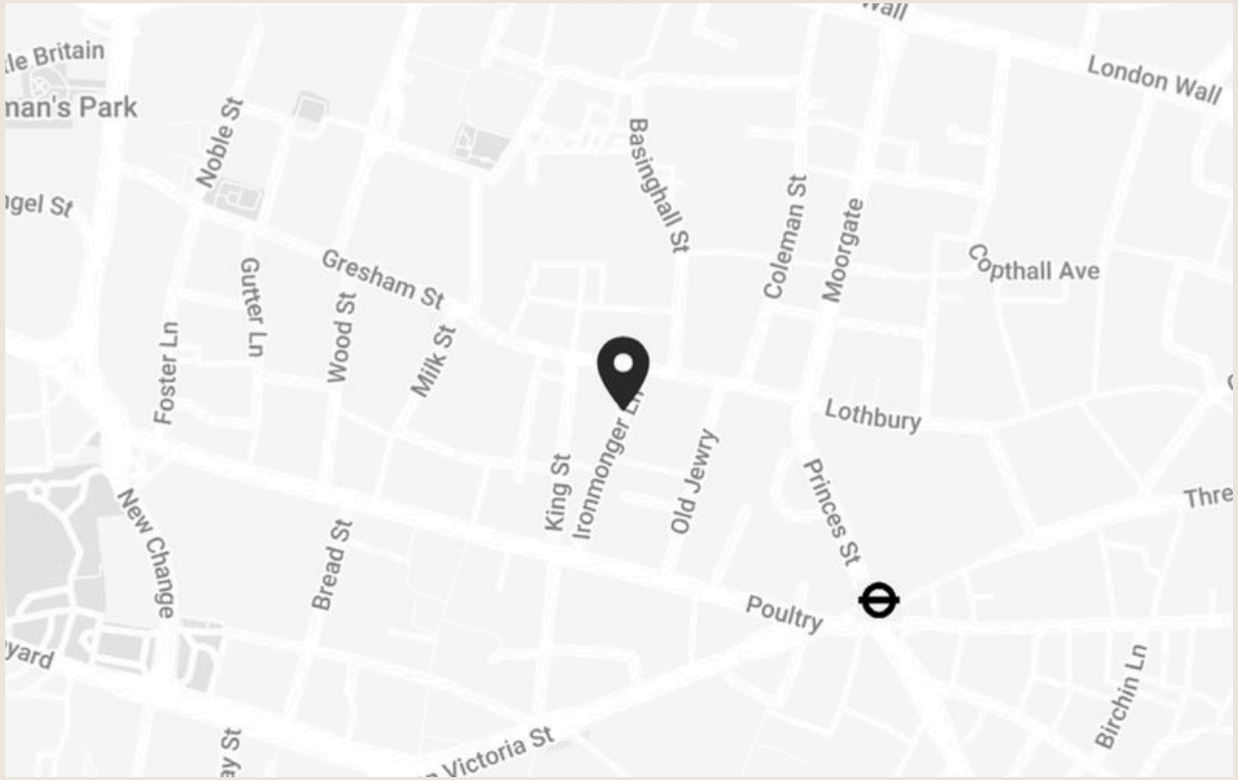
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LOCATION

The property enjoys excellent transport links, being moments from Bank station and a short walk to Liverpool Street Crossrail. The Bank of England, Royal Exchange and other key City landmarks are a short distance away. Ironmonger Lane is set between bustling Cheapside, that offers a range of leading retail outlets, and Gresham Street, which is home to a number well known businesses. There are plenty of interesting places to eat and meet close by, including The Ned by Soho House, French restaurant Cabotte and the legendary Bow Lane wine vaults.



Ground Floor at The Ned



BANK STATION
walking - 3 minutes

LIVERPOOL STREET CROSSRAIL
walking - 8 minutes

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WHAT'S INCLUDED?



Dedicated Account Management

Our central customer service team is here to support every aspect of your office occupation. A single point of contact will organise all your property, facilities & service requirements.



Fully Fitted + Furnished

The workspace is fully fitted & furnished with a range of different areas to work, meet & relax. All passes & keys are included and your name can be displayed on the reception signboard.



Enterprise Bandwidth & IT Support

Enterprise-grade fibre, 500MB to 1GB as standard, fully resilient back-up, secure wireless environment, IT support included. Specialist upgrades & telephony services available on request.



Interior Design + Space Planning

Every Occupier recieves a complimentary consultation from our in-house design team. Whilst the space is already fitted, we will ensure you get the most from your space.



Inclusive Of All Property Costs

Included in your single monthly fee will be rent, business rates, service charge, utilities (electricity, water rates, heating & lighting) & building insurance - all the traditional property overheads.



Full Facilities Management

In addition, the management of your space is included: cleaning, repairs & maintenance, compliance, health & safety, client consumables including teas, coffees & milk (subject to our fair use policy).



Customer-Focused Occupation

We lower your barriers to occupation by providing an industry-standard Office Occupation Agreement, no onerous long lease, with lead times to occupy reduced to days not months, if need be.



Additional Services

In addition to all these inclusive features, we offer a range of additional, on-demand services, covering meeting & events, technology, end-of-journey, workspace personalisation & business support.

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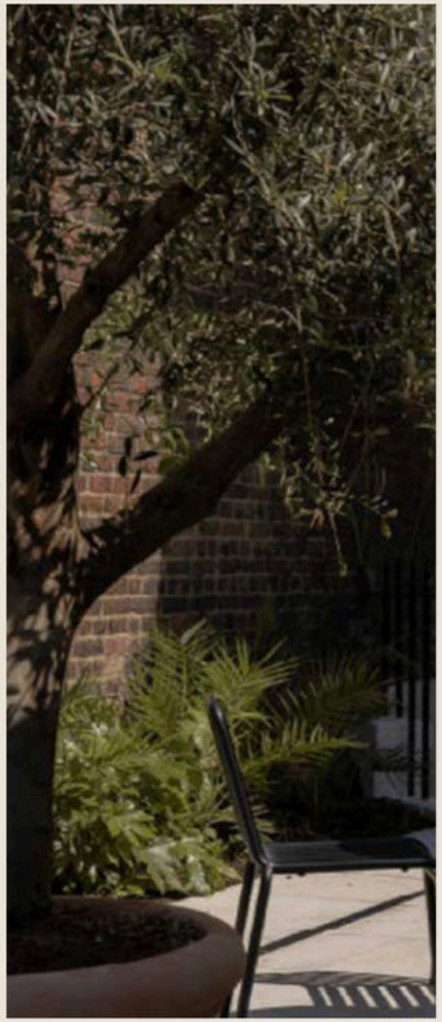
OUR TEAM

The WorkPad Management team has been successfully providing effective flexible workspace solutions to businesses since 2008. WorkPad Group itself has been in operation for 10 years and looks after occupiers at over 30 locations in central London. We are passionate about meeting our customers needs and providing you with a seamless workplace experience. We have in-house design, maintenance, compliance, finance & customer services teams, meaning we will be directly responsible for making sure your space works for you, every day.

OUR PLEDGE

WorkPad Group recognise our responsibility as a leading London real estate business. We are committed to making a positive impact on Environmental, Social & Governance issues. We work with our landlords to encourage energy efficiency, use of sustainable materials, waste reduction & biodiversity. We engage with our communities, actively organise charitable events and ensure diversity & inclusion across all our teams. We are a well-established Group that employs ethical business practices and carries out regular stakeholder engagement.





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GET IN TOUCH





WWW.WORKPAD.CO.UK

Emily Georgakopolou
emily.g@workpad.co.uk
07514 979 079

General Enquiries
enquiries@workpad.co.uk
020 3835 5921

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