

## Choose Something a Bit Different! Office Space Available at Two Temple Place

Two Temple Place has office space for rent to a charity, social enterprise or cultural industry looking for a jaw-dropping London home.

Two Temple Place is a building like no other – a prestigious and magnificent Grade II listed building beside Temple tube station, between Blackfriars and Waterloo Bridge. Owned by charity The Bulldog Trust, on the ground and first floors we run free public exhibitions, cultural and community events, and operate a commercial hire function that subsidises the work of the charity.

On the lower ground floor, a separate front door provides access to rentable office space away from the day to day life of the building. Current tenants occupy one office, leaving a total of around 1,250 ft<sup>2</sup> available in the lower ground floor, rentable as one self-contained area for 20+ desks, or as up to three discrete office spaces.

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### Venue Specification

- Located in the London Borough of Westminster, minutes from Covent Garden, Soho, Middle Temple and Fleet Street, as well as the bustling newly pedestrianised Strand.
- Offices are completely secure and discrete on the Lower Ground Floor. Your next door neighbour is a small social enterprise, and separately upstairs a busy and unique historic listed building. You'll have your own 24/7 access with your named keyholders.
- You'll have shared use of kitchenette, shower and recently refurbished toilets, and well maintained and recently refurbished private offices.

**What's included?** Rent, maintenance and management, desks and chairs, utilities, heating & air con, weekly office cleaning, WiFi and broadband, waste, recycling, fire and security provision.

**What's not included?** Tenants are responsible for contents insurance, printing & photocopying, phone lines & calls. Business rates are charged separately, with charity rate relief available for registered charities. There is no reception service but a comfortable seating area at the entrance for visitors.

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### Terms

We anticipate rental leases for 18 months minimum with a six month notice period. Rents start from £40 per ft<sup>2</sup>.

Please be aware, as a historic building, Disabled access is restricted from outside, although for those with limited mobility the inside of the building has a lift.

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