



**TO LET**

**2nd Floor, 42-44  
Bishopsgate, London,  
EC2N 4AH**

985 sq ft

Prime City of London  
offices, minutes from  
Liverpool Street Station



**VIDEO TOUR**

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## Description

Comprising a mainly open-plan second floor office in an attractive newly refurbished office building with modern entrance lobby and lift.

With smart timber flooring and white painted walls, exposed services and large windows throughout, the office would work for all types of commercial occupiers including financial, insurance, tech or creative.

The premises are extremely light and spacious with incredible views and good ceiling height.

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## Location

The premises are situated in the heart of the financial district of the City of London on the east side of Bishopsgate at its junction with Great St Helen's. Just a stones' throw from the iconic Gherkin building and within walking distance to Bank and Liverpool Street Stations.

The immediate area is surrounded by restaurants, bars and shops making it an ideal location.

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## Key points

- Second floor - 984 square feet
- Prime location on Bishopsgate
- Lift
- Open plan office space
- Suitable for a range of occupiers
- Air conditioning
- Walking distance to Bank and Liverpool Street Stations
- Timber flooring and large windows





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## Accommodation

Name	sq ft	sq m	Availability
2nd	984	91.42	Available

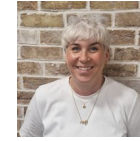
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## Rents, Rates & Charges

Lease	New Lease
Rent	£45 per sq ft
Rates	£17 per sq ft
Service Charge	£7.77 per sq ft
VAT	Applicable
EPC	B (48)

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## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com

**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

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