



OFFICE TO LET

## 35 GREAT ST. HELENS

London, EC3A 6AP

REFURBISHED LOWER GROUND FLOOR OFFICE SUITE.

2,648 SQ FT (246.01 SQ M)



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## DETAILS



### DESCRIPTION

35 Great St Helens is a self-contained building, overlooking the St Helen Bishopsgate churchyard and adjacent to 22 Bishopsgate. The building has undergone a major upgrade to include the replacement and refurbishment of the heating, cooling, ventilation and building management systems and the reception. The 1st floor is being refurbished to a new Cat B layout, with furniture and cabling. The lower ground floor has the previous fit out in place to include kitchen, meeting rooms and open plan.

### ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service charge	Availability
Lower Ground - Newly refurbished to fitted Cat B, with furniture, cabling and live internet	2,570	£42.50 /sq ft	£13.10 /sq ft	£17.34 /sq ft	Let
2nd - Cat B	2,648	£72.50 /sq ft	£20.56 /sq ft	£17.34 /sq ft	Available
<b>Total</b>	<b>5,218</b>				

### KEY FEATURES

- Metal tile suspended ceilings
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- Comprehensively refurbished manned reception
- Two 8 person passenger lifts

### OUTGOINGS

- Rent: £72.50 per sq ft
- Rates: £20.34 per sq ft Estimated
- Service charge: £17.34 per sq ft Estimated
- Estate charge: n/a
- EPC: B (41)

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TO REQUEST A VIEWING CALL US



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## LOCATION



35 Great St Helen's is situated in the heart of the City tower cluster, between Bishopsgate and St Mary Axe, adjacent to 22 Bishopsgate.

The building overlooks a churchyard with mature trees and public seating.

Bank and Liverpool Street stations are close by.

## CONTACT US

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