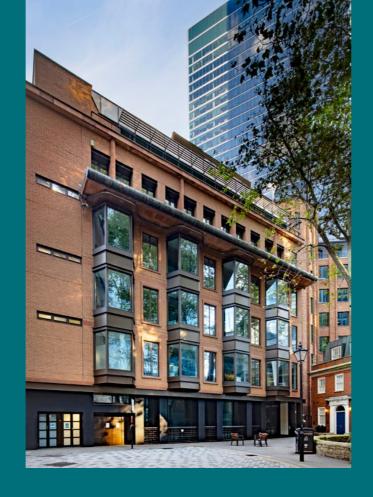


35 Great St Helen's, London EC3

Boutique Fully Fitted and Furnished Office Suite

2,648 Sq Ft (246 Sq M)

FINR I AST NG FU OFFER **FURNISHED AND CABLED** CAT B SPACE





Concierge

2 x 8 person passenger lifts

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Wired for power & data \square

4 pipe fan

coil air conditioning

Bicycle storage & showers

EPC rating B41

LED lighting

 \bigotimes

Fully accessible

raised floors

Metal tile suspended ceilings



Fully fitted Cat B

 \Diamond



Fully cabled

internet









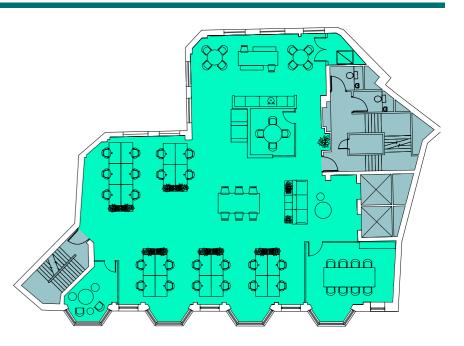
2ND FLOOR SPACE PLAN

2,648 sq ft (248 sq m)

Workstations	22
Hotdesks	6
Informal meeting room	1
4 person meeting room	1
8 person meeting room	1
Breakout areas	1
Waiting area	1
Kitchenette	1

Ν Plan not to scale, \wedge for indicative purposes only.

Office Core







LOCATED IN THE CITY CORE

The building is situated in the heart of the City tower cluster, between Bishopsgate and St Mary Axe, adjacent to new 22 Bishopsgate tower. It benefits from the finest amenities the City has to offer and is well connected with Bank and Liverpool Street stations close by.





BANK

 $\Theta \Theta$

6 mins walk









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ins walk	8 mins wa

FENCHURCH

7 m



MONUMENT

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LIVERPOOL

 $\Theta \Theta \Theta$

STREET

5 mins walk

⋛ ⊖