



OFFICE TO LET

2 THROGMORTON AVENUE

London, EC2N 2DG

NEWLY REFURBISHED CATEGORY B FITTED SUITE, WITH FURNITURE AND CABLING

2,414 SQ FT (224.27 SQ M)



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DETAILS



DESCRIPTION

The 5th floor is to be newly fitted out to Category B condition to include meeting rooms, kitchen and furniture. The floor benefits from a private roof terrace.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge	Availability
4th - Fitted out with a roof terrace	2,414	£72.50 per sq ft Quoting	£20.58	£18.52 /sq ft	Available
Total	2,414		£20.58		

KEY FEATURES

- Metal tile suspended ceilings
- Air conditioning
- Passenger lift
- LED lighting
- Terrace

OUTGOINGS

- **Rent:** £72.50 per sq ft
- **Rates:** £20.58 per sq ft Estimated
- **Service charge:** £18.52 per sq ft Estimated
- **Estate charge:** n/a
- **EPC:** D (93)

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TO REQUEST A VIEWING CALL US 0207 338 4000



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LOCATION



Throgmorton Avenue is a private road with gated access, situated between Angel Court and London Wall. Bank, Moorgate and Liverpool Street stations are close by.

CONTACT US

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