

## Fitted Offices To Let

New Liverpool House  
15 Eldon Street  
London  
EC2

### 3 floors

1,406 - 9,483 sq. ft  
(130.62 - 881 sq. m)

### Links to Virtual Tours:

[5<sup>th</sup> Floor - Click Here](#)

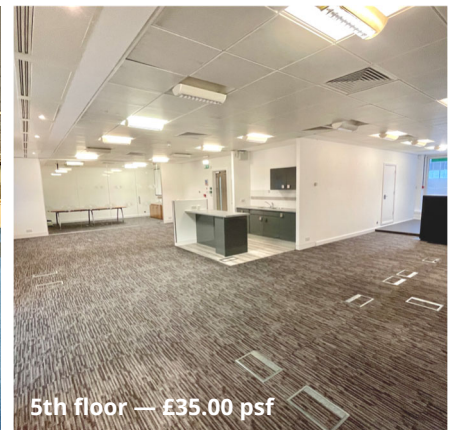
[1<sup>st</sup> Floor - Click Here](#)

### Highlights

- Opposite Liverpool St station
- Flexible lease
- Open plan with boardroom
- Capable of housing 20 desks
- Kitchen
- Fully cabled
- Metal tile suspended ceiling
- VAV air conditioning
- LG7 lighting
- Fully accessible raised floor
- 2 x 8 person passenger lifts
- Manned reception
- Shower



1st floor — £15.00 psf



5th floor — £35.00 psf

## Location

Positioned in the heart of London's TMT and financial district opposite Broadgate and neighbouring Liverpool Street station.

The building benefits from excellent transport links with Moorgate station (Mainline and Northern line) also within a brief walk of the building.



## Description

15 Eldon Street is a modern office building behind a retained period façade benefitting from a manned reception, 2 passenger lifts. The 5th floor is capable of accommodating up to 20 desks and is fitted with a kitchen, cabling and a boardroom.

The 1st floor benefits from a client facing suite of meeting rooms, a kitchen and a large open plan area suitable for 50 desks. The ground floor is fitted for a medical user.

Furniture available by arrangement.

## Accommodation

Floor	Sq. Ft	Sq. M
5th	1,406	130.62
1st	5,021	466.47
Ground	3,056	283.9

## Rent

£35.00 per sq. ft - 5th Floor

£15.00 per sq. ft - 1st Floor

## Rates

£21.01 per sq. ft (2020/21)

## Service Charge

£12.48 per sq. ft

## Terms

A new lease for a flexible term subject to landlord rolling breaks from January 2022 contracted outside the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

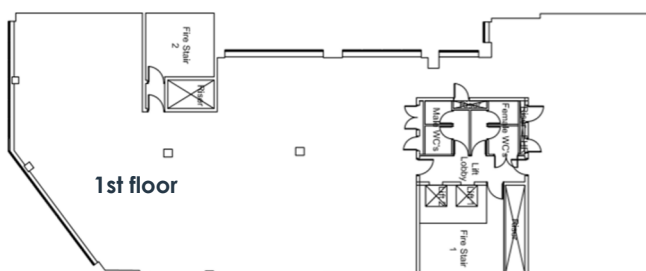
## VAT

The property is elected for VAT purposes.

## EPC Rating

EPC Rating C - 73

## Floorplans



**For further information or to arrange a viewing please contact:**

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