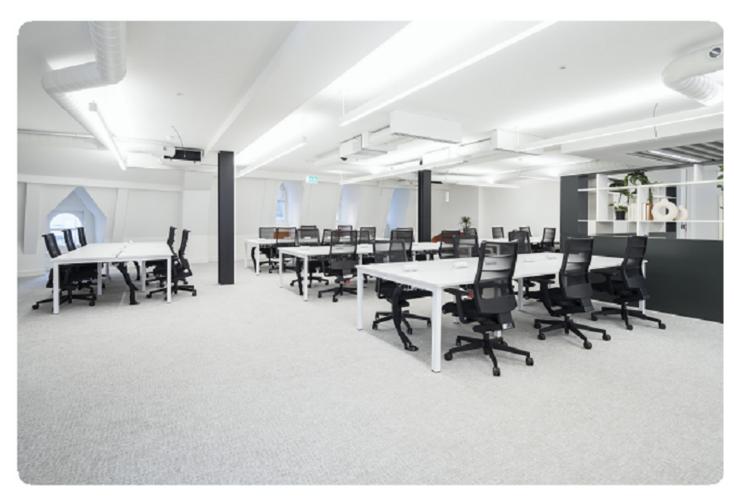
# **26 Throgmorton Street**

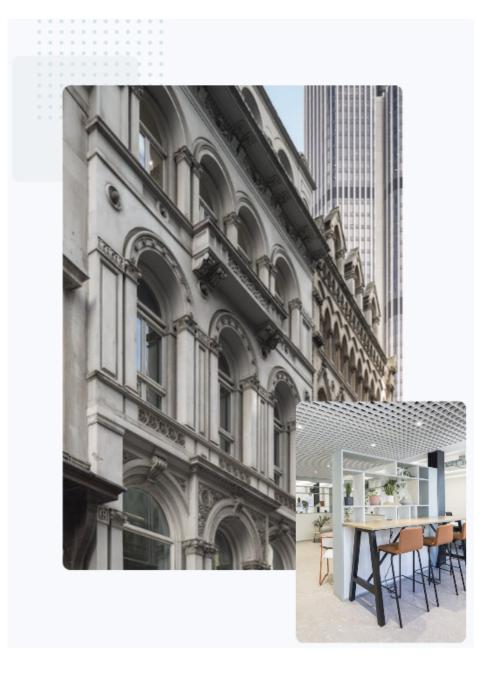
26 Throgmorton Street offers two floors of fully fitted, plug & play, Grade A workspace. The floors have been finished to an exceptional standard with the occupier always in mind. Located in the heart of the City on one of the most sought-after streets, this unique period façade is home to modern, sleek interiors. Each floor benefits from dual aspect lighting, excellent floor plates and fully fitted kitchenettes and break out areas.

The reception has been recently renovated and benefits from a concierge service. Each floor has male and female WC's, showers, and the building benefits from cycle storage. The landlord can also offer a fully managed solution or a traditional lease depending on the tenants' requirements.





THE WORKPLACE CO



#### **LEASE TERM**

Available by way of new leases

#### **SPECIFICATION**

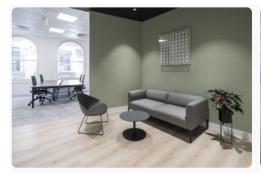
- Impressive Manned Reception
- Excellent Natural Light
- Kitchenette on each floor
- 2 Passenger Lifts
- Raised Access Floors
- Cycle Storage and Shower Facilities
- 24/7 Access
- Newly Refurbished
- Air-conditioning
- Fully Fitted and Furnished

### **AVAILABILITY**

FLOOR:	AREA (SQ FT)	RENT (PER SQ FT)	BUSINESS RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
2nd	3,132	£72.50	£20.22	£23.29	£363,343	Available
4th	3,233	£72.50	£23.29	£23.29	£380,394	Available































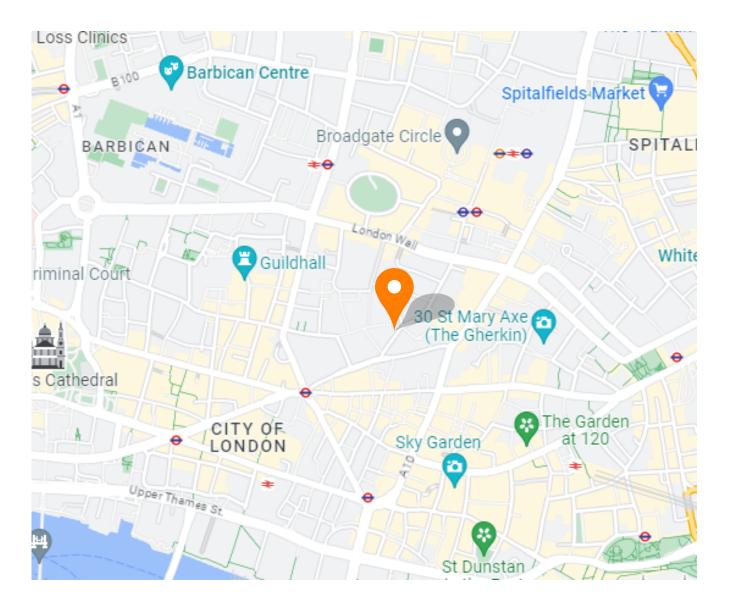












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Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT



