



CHOOSE 42

Test Property

25 Old Broad Street, London, EC2N 1HQ

test

2,758 to 23,309 sq ft

(256.23 to 2,165.48 sq m)

Test Property, 25 Old Broad Street, London, EC2N 1HQ

Description

Tower 42 is a landmark building, offering 324,000 sq ft of high quality office space spread over 42 floors in the heart of the City of London.

Tower 42 lies on the east side of Old Broad Street amongst the City high rise cluster, within close proximity of The Bank of England and The Royal Exchange.

Bank (Central and Northern Line), Moorgate (Northern, Circle, Metropolitan, Hammersmith and City lines) and Liverpool Street (Northern & Central) Underground and Mainline stations are just a short walk away.

The Elizabeth Line (Crossrail) will be available from both Liverpool Street and Moorgate stations from December 2018.

www.tower42.com

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
12th - A	2,758	256.23	To Let	Available
10th - B	2,848	264.59	To Let	Let
Total	5,606	520.82		

Terms

A new FRI lease is available direct from the Landlord.

Planning class

B1

Viewings

Viewing strictly by appointment with joint sole agents Ingleby Trice and CBRE.

Legal costs

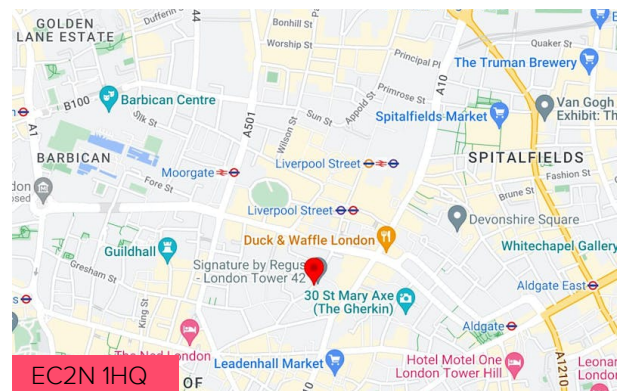
Each party is to bear their own legal costs.

VAT

VAT is payable.

Connectivity

Tower 42 has earned a coveted Platinum level Wired Score Certification for their best-in-class internet infrastructure.



Summary

Available Size	2,758 to 23,309 sq ft
Rates Payable	£25.15 per sq ft Average Rates: Approximately £25.15 per sq ft per annum (2017/2018)
Service Charge	£14.55 per sq ft PPM Charge: estimated at £2.35 per sq ft per annum
EPC Rating	Upon enquiry

Viewing & Further Information

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CHOOSE THE LEASE
From one year upwards 'outside the Act'.

CHOOSE THE SIZE
Each floor is divided into three leaves of 3,000 sq ft in any combination you choose.

CHOOSE THE VIEW
Views of your choice in every direction.

CHOOSE THE FIT OUT
Cat A or various existing fit outs available.

