

**fisher  
german**

# 42 New Broad Street

Leasehold | Offices

Ground Floor

Liverpool Street, London, EC2M 1JD

1,692 Sq.ft (127 Sq.m)



**To Let** | £69.50 psf pa excl.



## Key information



### Rent

£69.50 (per sq ft  
pa excl)



### Service Charge

£10.50 (per sq ft (ye  
April 2026)



### Business Rates

Est. £25.77 (per sq ft  
(ye April 2026)



### EPC Rating

B

## 42 New Broad Street

1,692 Sq.ft (127 Sq.m)

### Description

An efficient raised ground-floor office unit at 42 New Broad Street includes two fitted meeting rooms and a kitchenette. The landlord is prepared to provide furnishings.

The unit also benefits from a generous private terrace of approximately 700 sq ft.

### Location

42 New Broad Street is ideally located on the northern side of New Broad Street, in a prime position in the heart of the City of London. The street is an attractive, pedestrianised area that runs parallel to Liverpool Street and London Wall. A 2 minute walk from Liverpool Street station with Elizabeth line services.

This highly sought-after location offers excellent access to London Wall, Moorgate, Liverpool Street, and Bishopsgate.

## Amenities



Private  
Terrace



DDA  
Compliant



Managed  
Reception



Showers



Bike  
Parking



Kitchenette

## Further information

### Lease Terms

New Lease available direct from the Landlord.

### Rent

£69.50 per sq ft pa excl.

### Business Rates

Estimated at £25.77 per sq ft pa for the rating year April 2025 to April 2026.

All parties are advised to make their own enquiries with the rating authority.

### Service Charge

The current on account service charge is c. £10.50 per sq ft excl.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### EPC

The EPC rating is B.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

The property is elected to VAT which is therefore payable on rent and service charge.

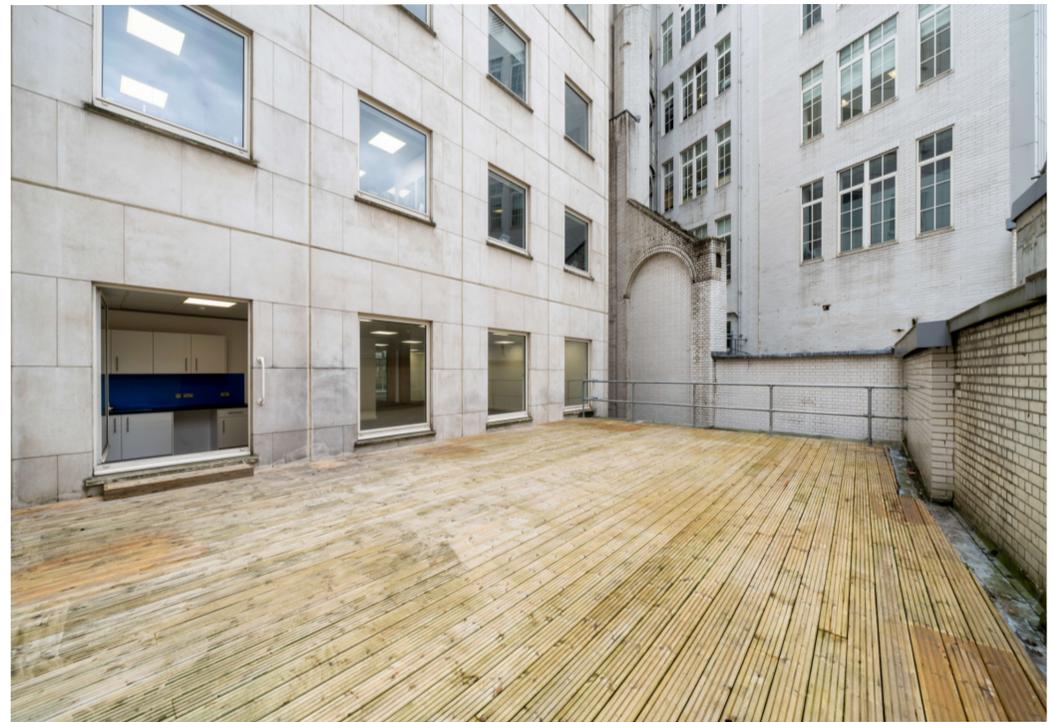
### Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and Noble Harris.

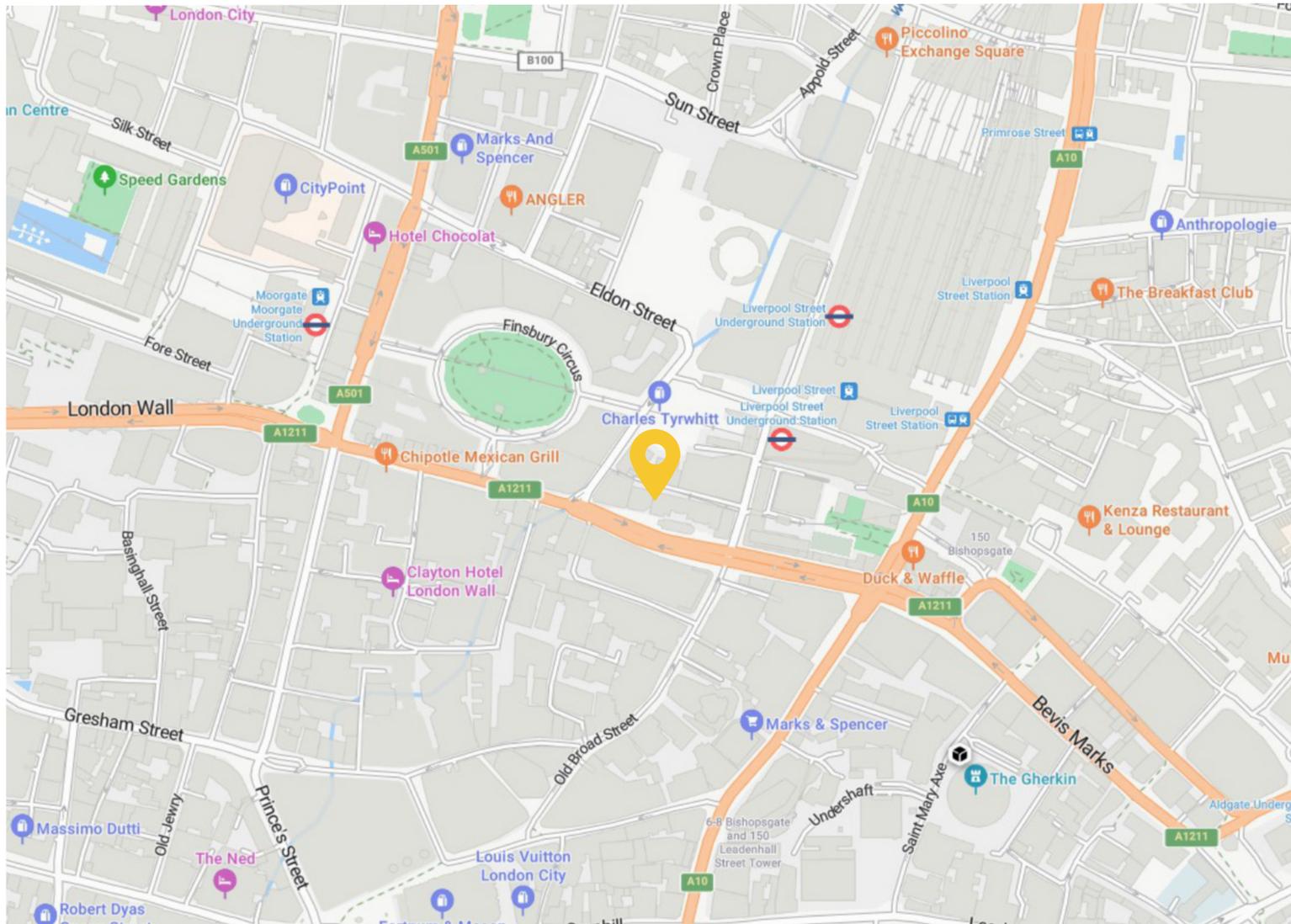
## Accommodation

The approximate Net Internal Area comprises:

Floor	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT)
Ground	1,692	157	£14,914	£178,963
<b>TOTAL</b>	<b>1,692</b>	<b>157</b>		



## Location Map



© 2025 Microsoft, © 2025 TomTom, © 2025 OpenStreetMap

### Location

Address: 42 New Broad Street,  
London EC2M 1JD

What3words: ///age.farms.cool

### Nearest Station

Liverpool Street Station: 3 min walk

Moorgate Station: 5 min walk

Bank Station: 9 min walk

## Contact us



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Particulars dated March 2026. Photographs dated December 2025 & March 2026



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