

Est. 1955

# Tarn &Tarn

232 BISHOPSGATE  
CITY  
LONDON  
EC2M 4QD

AVAILABLE FOR SHORT  
LEASE:  
PRIME CITY  
WORKSPACE IN CLOSE  
PROXIMITY TO  
LIVERPOOL STREET  
STATION  
1,148 FT<sup>2</sup>



## DESCRIPTION

The available accommodation comprises the third floor of this mixed-use building and benefits from an open-plan office area, two meeting rooms, an entry phone system, a lift, good natural light, air conditioning, and a kitchenette. The unit is ideal for businesses seeking a prime location in the heart of Bishopsgate.

## SUMMARY

- A.C System
- Entry Phone System
- Good Natural Light
- CAT 5 Cabling
- Kitchenette
- Excellent Transport Connectivity
- WC Facilities
- Passenger Lift
- Good Floor-to-Ceiling Height








# LOCATION

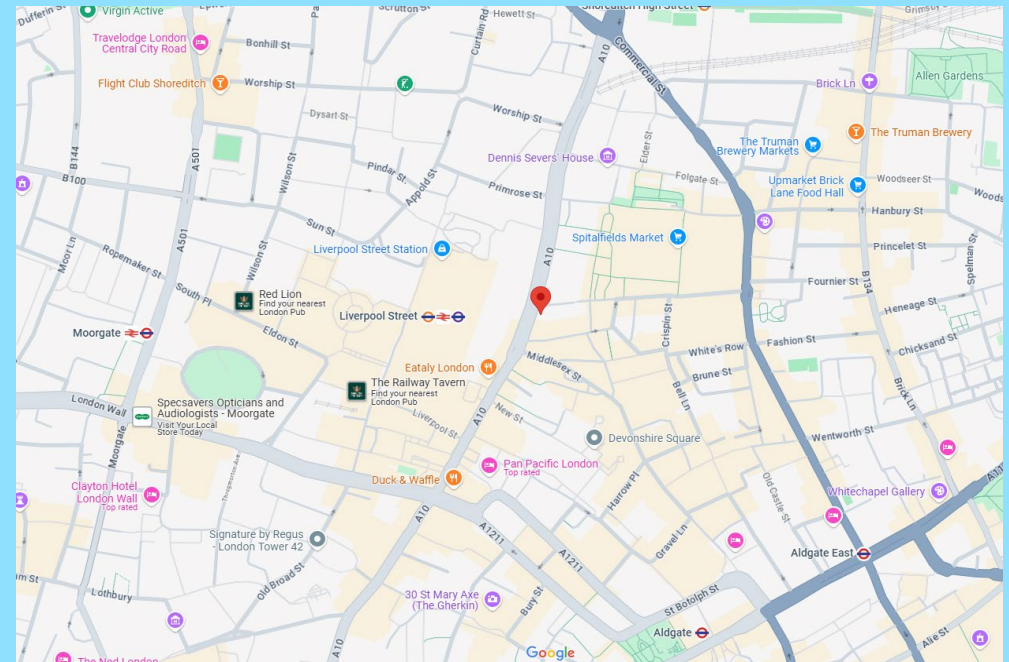
## THE AREA

Located on the south side of Bishopsgate in the City of London. It is conveniently close to the restaurants and cafes of Spitalfields Market, as well as the Broadgate Centre and the Truman Brewery complex, which offer bars and retail outlets. Other nearby occupiers include Natwest, Pizza Express, Tesco Express, and Eataly. Liverpool Street station (Circle, Hammersmith & City, Metropolitan, Central, Elizabeth, and mainline services) is just a stone's throw away. Additionally, there are numerous bus services to the City, Shoreditch, Hackney, and Dalston.



## TRANSPORT

-  Liverpool Street (3-minute walk) - **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services
-  Aldgate East (11-minute walk) – **Hammersmith & City** and **District Line**
-  Moorgate (12-minute walk) – **Hammersmith & City, Circle, Metropolitan, Northern Line** and National Rail Services



# ACCOMMODATION

UNITS	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£PSF)	BUSINESS RATES (£PSF)	TOTAL YEAR
3 <sup>RD</sup> Floor	1,148	£28	£6.00	£14.96	£56,206.08
<b>TOTAL</b>	<b>1,148</b>				<b>£56,206.08</b>

# TERMS

A new FRI lease to be contracted outside the provisions of the Landlord & Tenant Act 1954.

Lease length can be granted from 6 months to 2 years.

# EPC RATING

E

# VAT

Applicable

# ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

# LOCAL AUTHORITY

City of London



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Tarn  
&Tarn

## VIEWINGS

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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**