

**fisher
german**

42 New Broad Street

Ground Floor

Liverpool Street, London, EC2M 1JD

Leasehold | Offices

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



To Let | £69.50 psf pa excl.



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.

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

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.

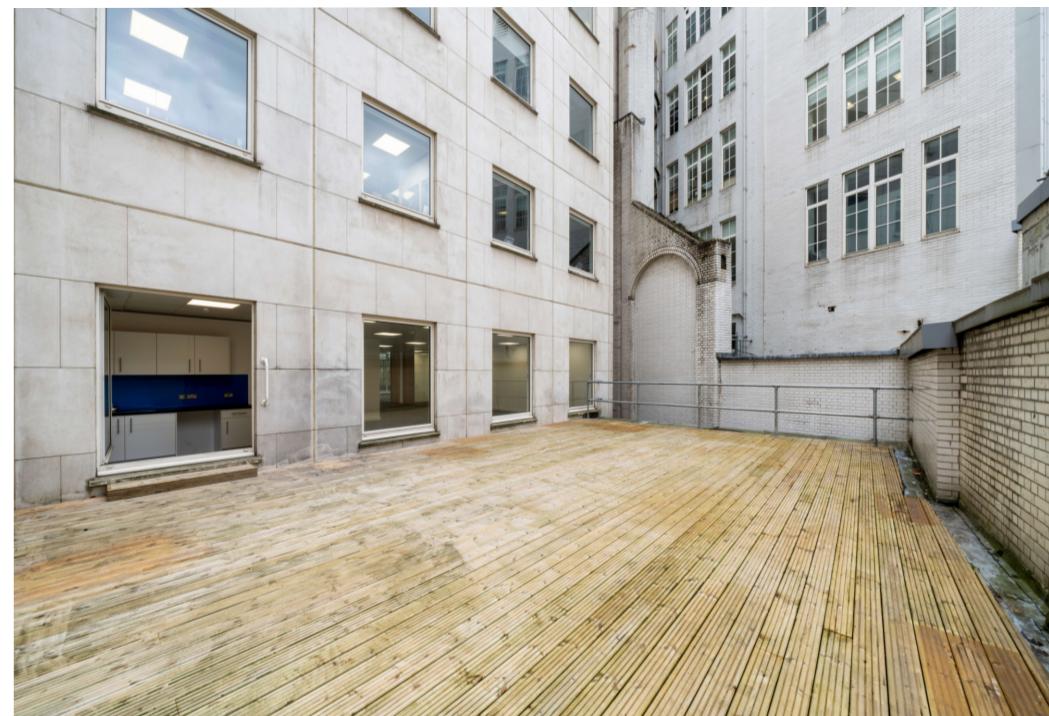
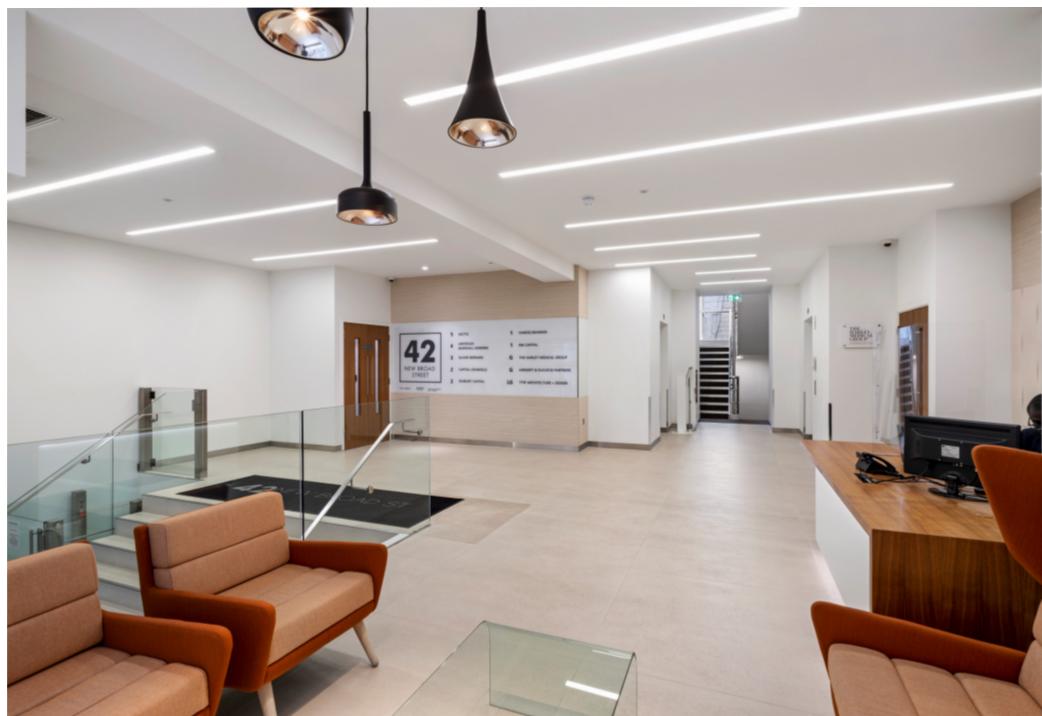
Viewings

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

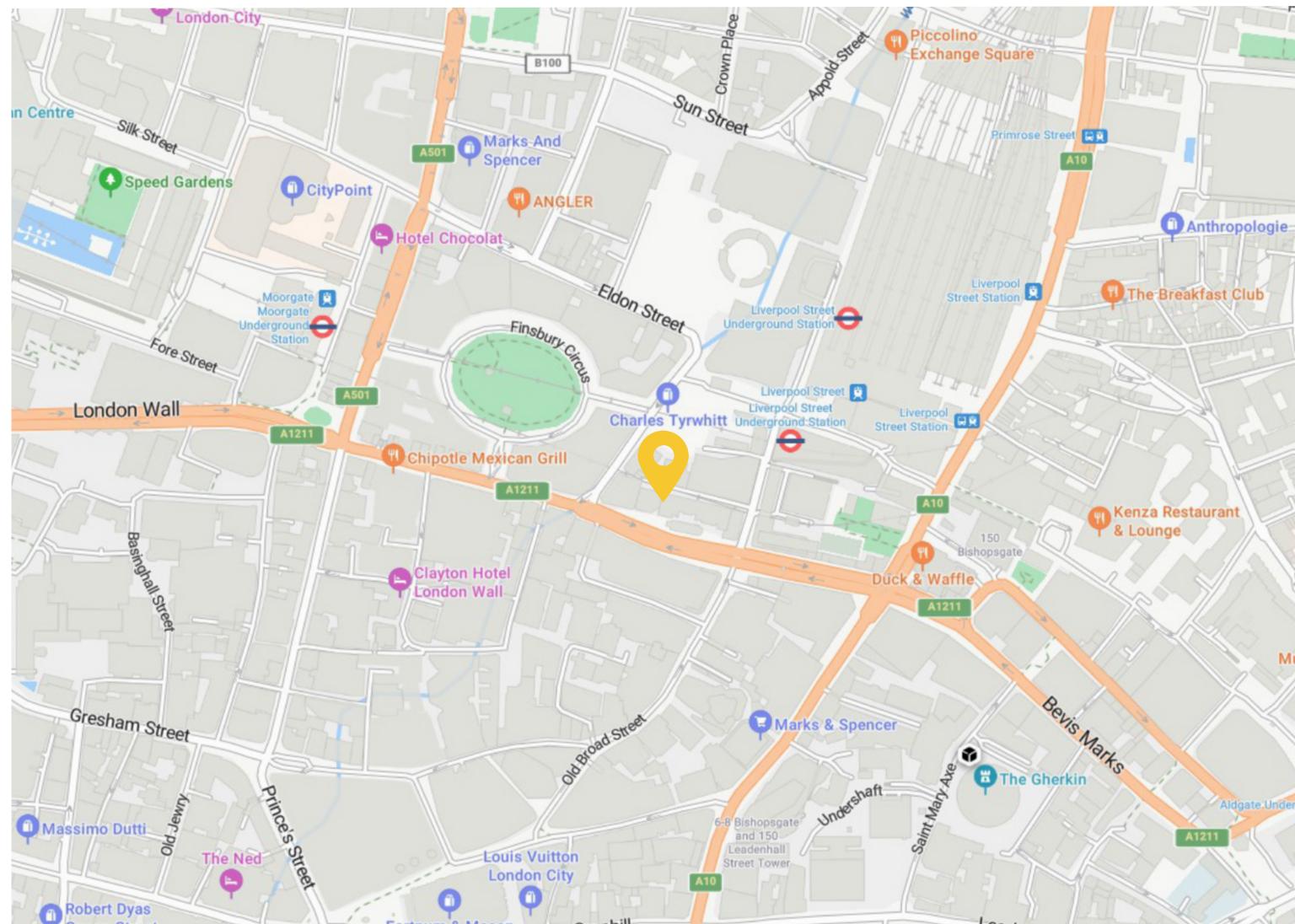
Accommodation

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
TOTAL	1,692	157		



Location Map



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 January 2026. Photographs dated December 2025.