



**Second Floor, Salesforce Tower,
110 Bishopsgate, London, EC2N 4AY**

**High quality office space in the
iconic Salesforce Tower**

2nd Floor: 12,950 sq ft
(1,203 sq m)

- Triple height reception
- Four pipe fan coil air conditioning
- 2.75m floor to ceiling height
- BREEAM rating Excellent
- Full height glazing
- Comprehensive end of journey facilities

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Description

An opportunity to acquire the fully fitted second floor of this iconic building, extending to 12,950 sq ft.

The building features a triple-height reception with coffee bar and Britain's largest private aquarium. 110 Bishopsgate is home to an outstanding food and beverage offer - The Drift at ground level with Duck and Waffle and SushiSamba at the top of the tower.

Exceptional basement amenities include a cycle hub with capacity for 375 bicycles, electric charging points for e-bikes and e-scooters, as well as changing facilities, showers and a dedicated drying room.

Location

110 Bishopsgate offers a landmark business address within one of the capital's most established commercial districts. Surrounded by premium restaurants, cafes, hotels and retail amenities, the location provides immediate access to the vibrant City, Spitalfields and Shoreditch areas.

The building benefits from outstanding transport connectivity, with Liverpool Street Station a short walk away, providing access to the Elizabeth, Central, Circle, Hammersmith & City and Metropolitan lines, London Overground and national rail services. Bank, Moorgate and Aldgate stations are also within easy reach, ensuring excellent connections across London and direct access to Heathrow Airport via the Elizabeth line.

Accommodation

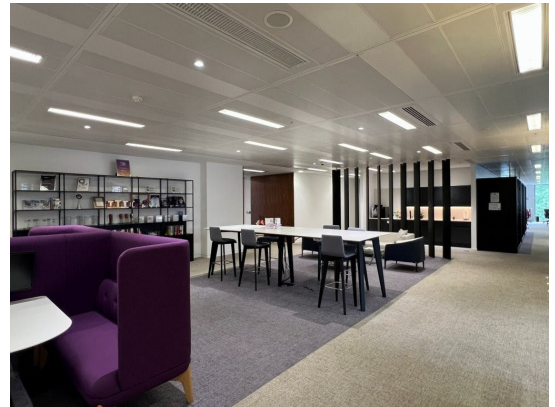
The accommodation comprises the whole of the second floor, which is fully fitted including games room and cafe area.

Floor	Sq ft	Sq m
2nd	12,950	1,203

Available on an assignment of lease inside the Act for a term expiring in October 2035 with tenant break in October 2030. May underlet part.

Specification

- Full access raised floors
- Four pipe fan coil air conditioning
- Full height glazing
- Suspended ceilings with LED lighting
- 2.75 metre floor to ceiling
- Existing high quality fit-out includes:
- 140 workstations, 6 meeting rooms, games room, dining area



Summary

Available Size 5,000 to 12,950 sq ft

Passing Rent £67.50 per sq ft

Rates Payable £33 per sq ft

Rateable Value £750,000

Service Charge £25.57 per sq ft

VAT Applicable

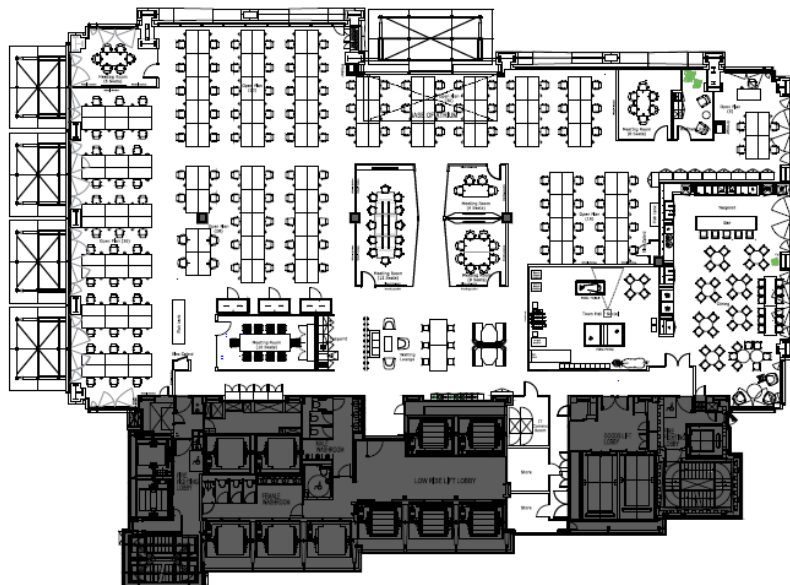
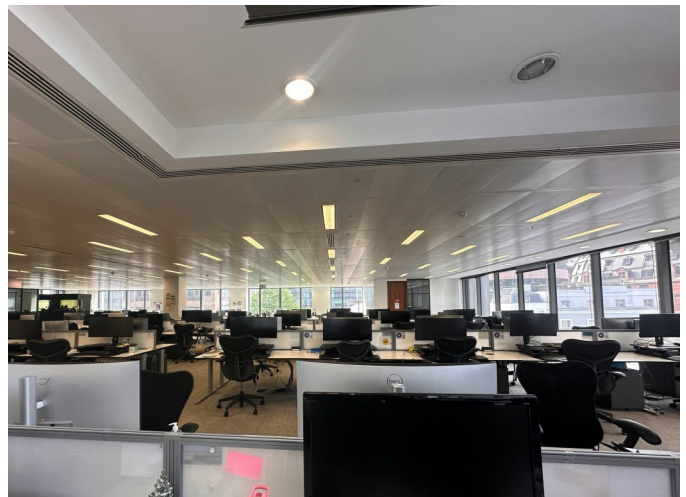
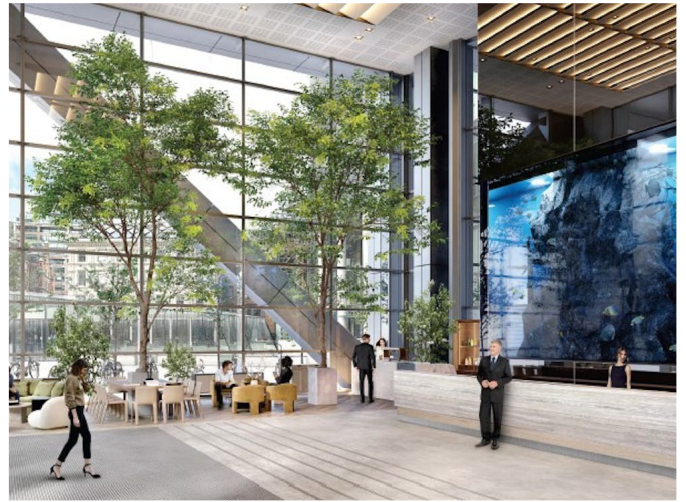
EPC Rating C(72)

Viewings & Further Information

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