

2 THROGMORTON AVENUE, LONDON, EC2

Boutique office suites

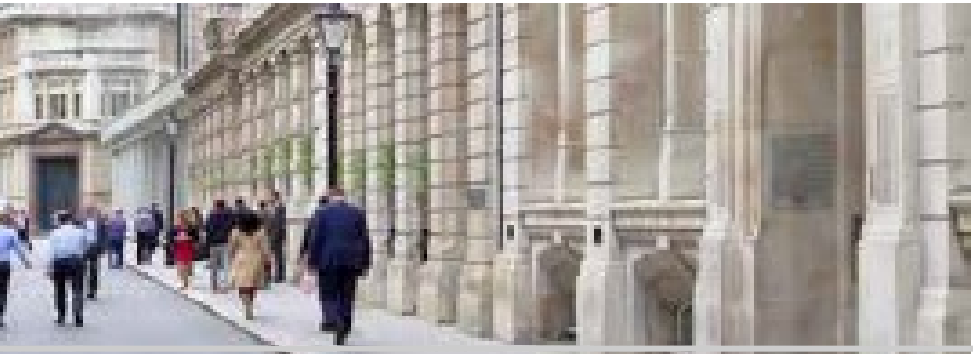
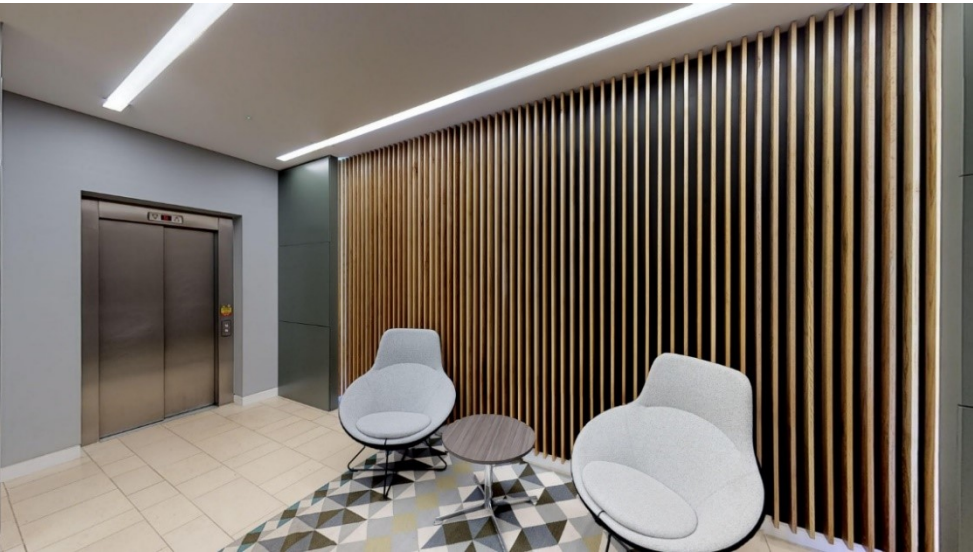
Fitted out, plug and play

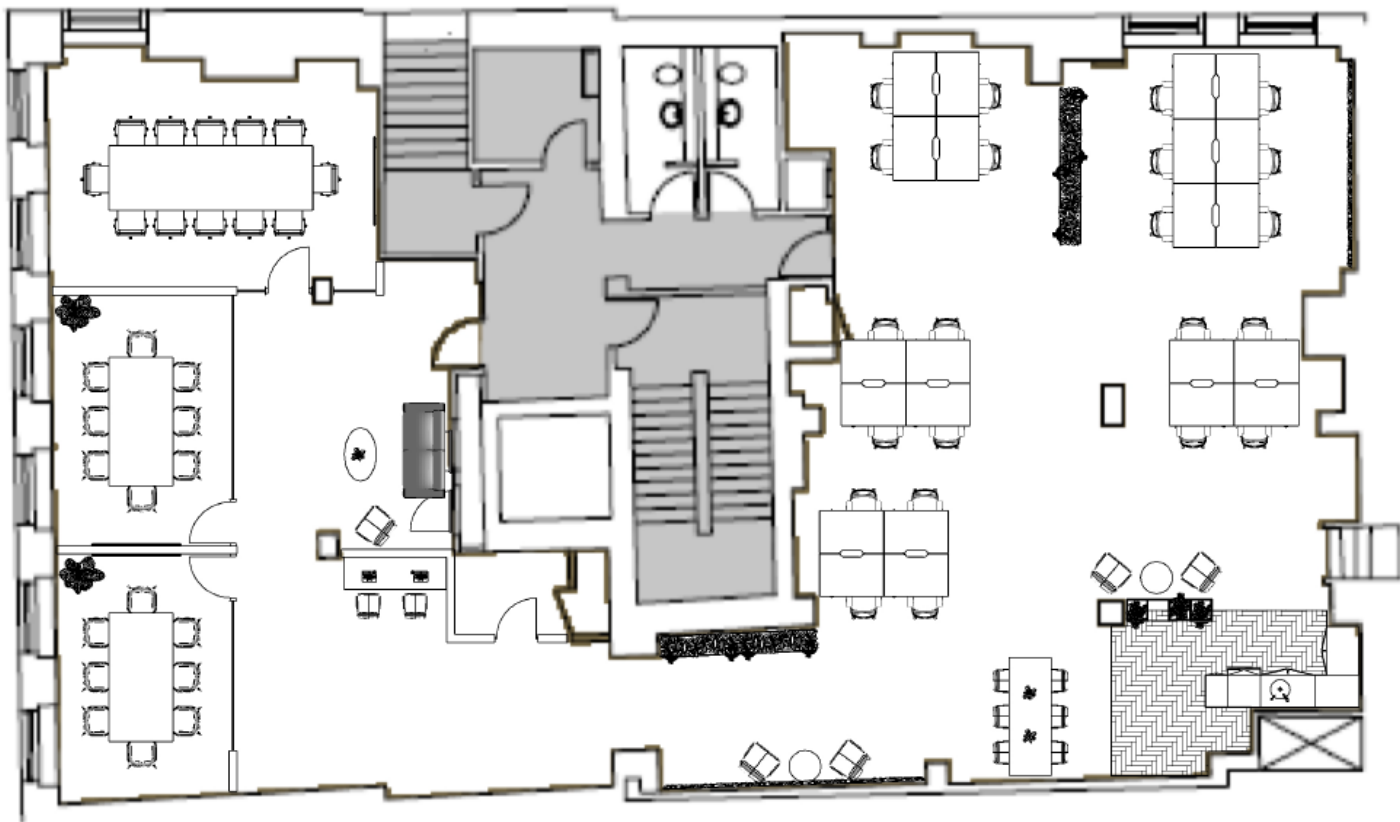
Roof terrace on 4th

1,357 / 2,541 / 2,495 / 2,414 sq ft

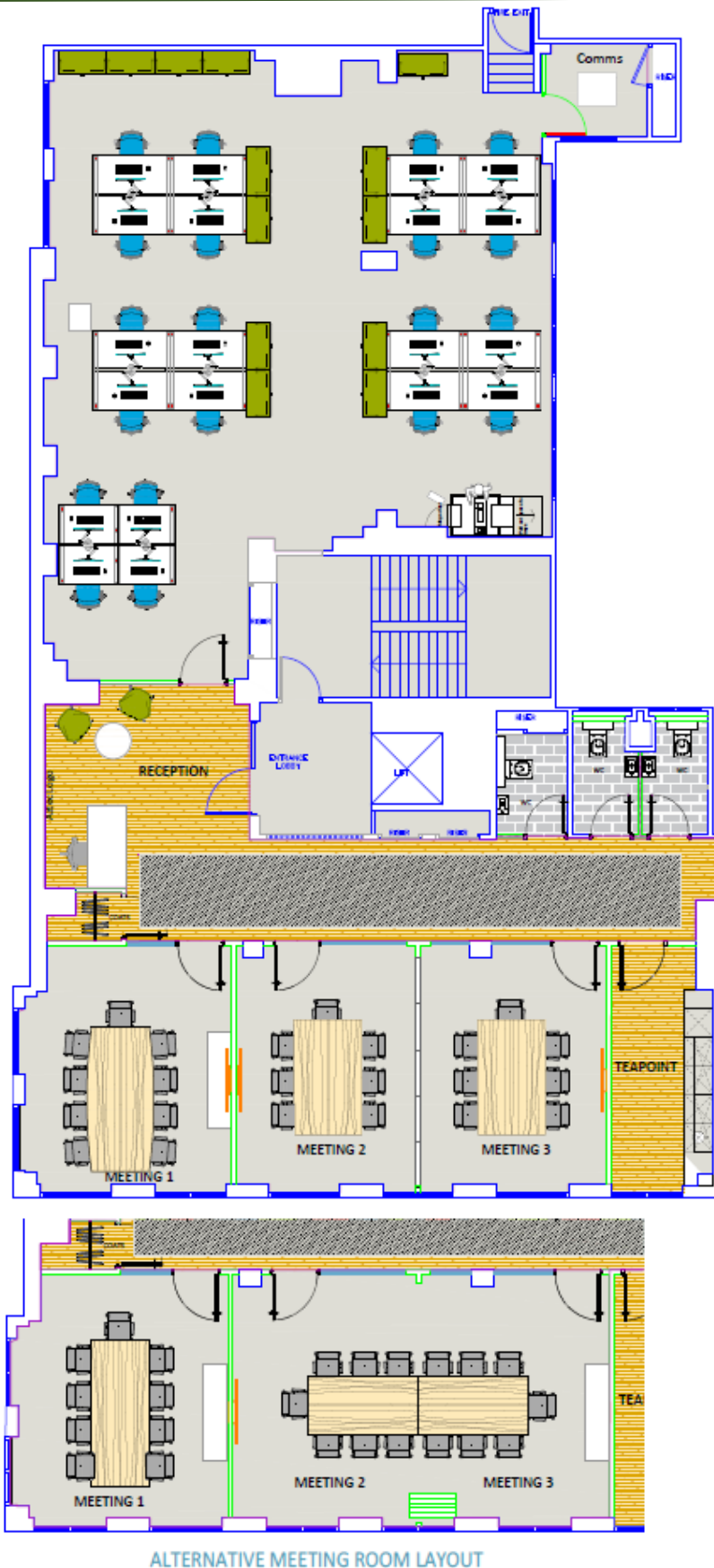


BNP PARIBAS
REAL ESTATE



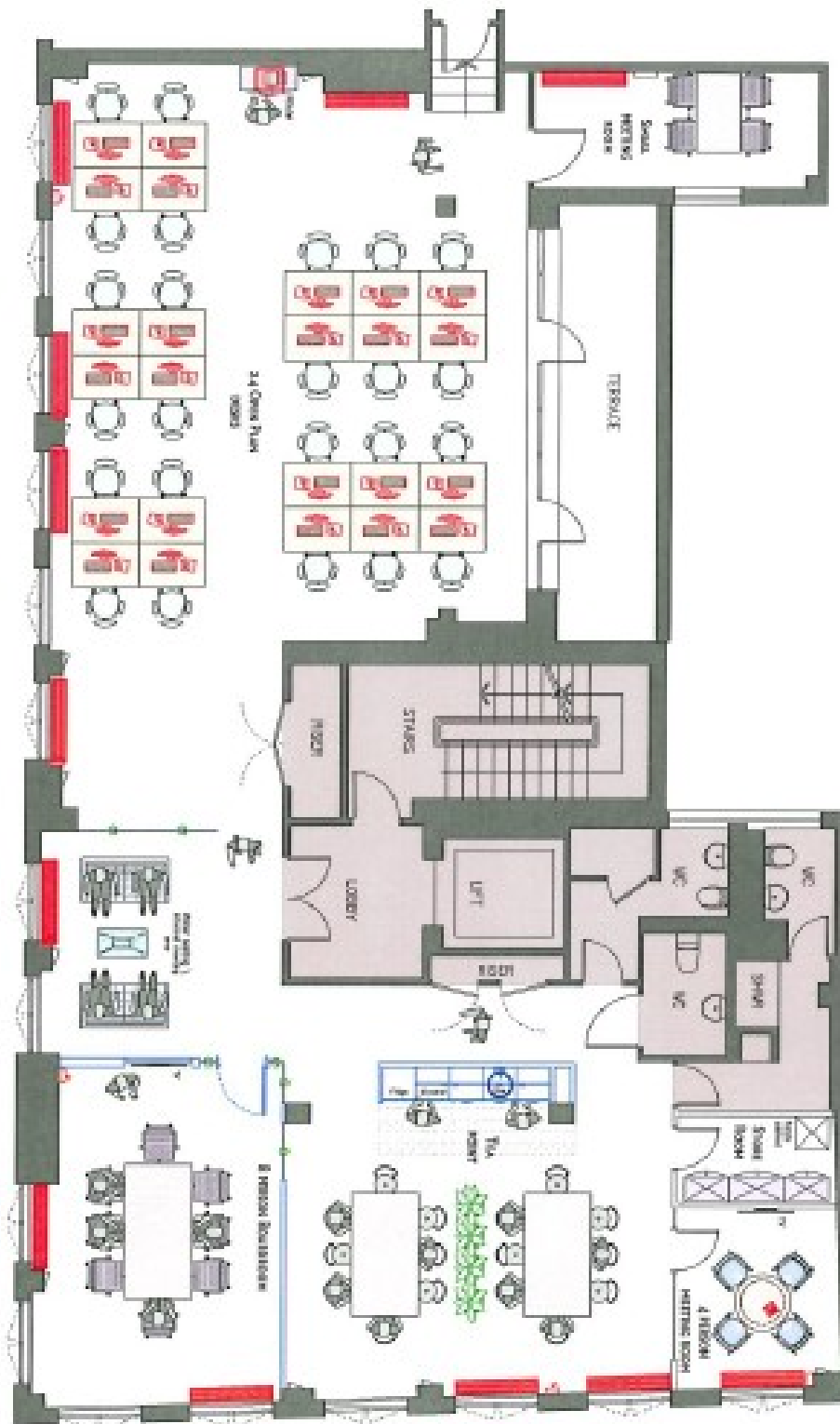


1st floor plan



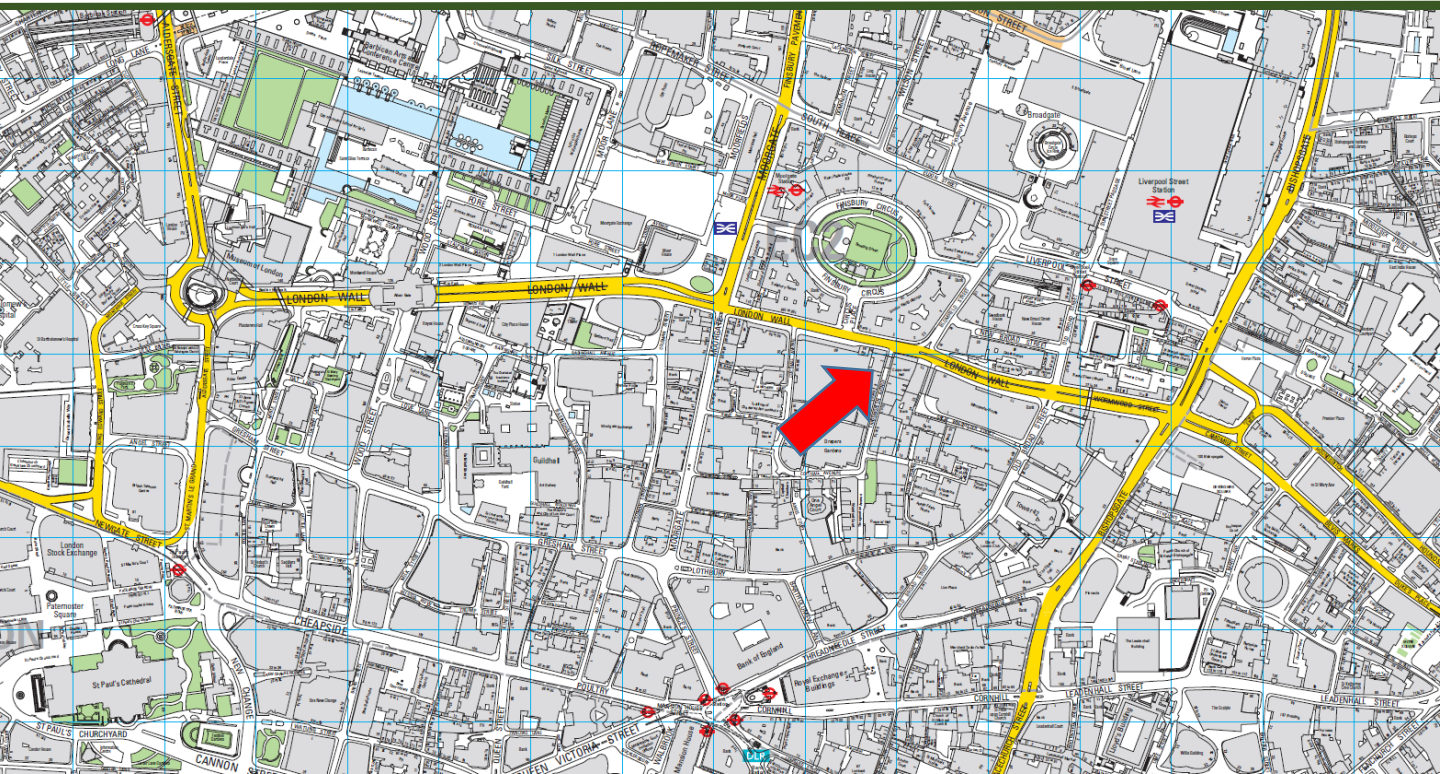
2nd floor plan

ALTERNATIVE MEETING ROOM LAYOUT



4th floor plan





LOCATION

Throgmorton Avenue is a private road with gated access, situated between Angel Court and London Wall. Bank, Moorgate and Liverpool Street stations are close by.

ACCOMMODATION

The 1st floor is fitted out to include 3 meeting rooms, kitchen, comms room and open plan area. It has been refurbished to include new LED lighting, full redecoration and new carpets and is fully furnished.

The ground floor is accessed directly from reception and has a kitchen and meeting room. It refurbished to include new lighting and full redecoration.

LEASE

New Lease for a term by arrangement

RENT

Ground: £55.00 per sq ft
1st, 2nd £57.50 per sq ft
4th £59.50 per sq ft
(Plus VAT)

SERVICE CHARGE

£9.16 per sq ft

BUSINESS RATES

Approximately £21.82 per sq ft

FLOOR

SIZE (SQ FT)

4th

2,414

2nd

2,495

1st

2,541

Ground

1,357

SPECIFICATION

- Fitted out floors in a blend of generic styles
- Passenger lift
- Air conditioning
- Raised floors
- Metal tile suspended ceilings
- LED lighting
- Male & Female WC's
- EPC rating – D 85

For further information, please contact:

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