



To Let

Part 9th Floor available with communal roof terrace just completed.

- 2,300 sq ft communal roof terrace
- 4m floor to ceiling heights on Level 9
- WELL Enabled Design
- Exchange Park offering 2 acres of public realm
- New cycle store, lockers & shower facilities
- Redesigned by Piercy & Co

Exchange House

12 Primrose Street, London, EC2A 2EG

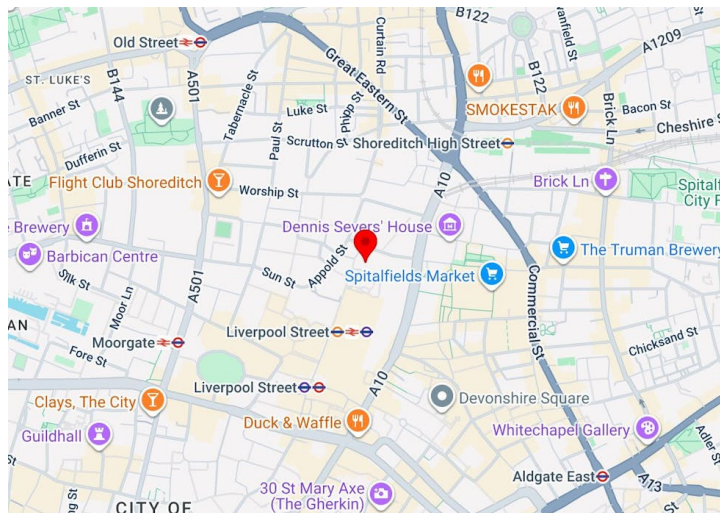
33,216 sq ft

3,085.87 sq m

Reference: #21009

Exchange House

12 Primrose Street, London, EC2A 2EG



Summary

Available Size	33,216 sq ft / 3,085.87 sq m
Rent	Rent on application
Service Charge	£16.04 per sq ft
Estate Charge	£2.20 per sq ft
EPC	B

Location

Exchange House is located above Liverpool Street Crossrail Station.

Accommodation

Floor/Unit	Size	Availability
10th	32,217 sq ft	Let
9th	16,878 sq ft	Let
9th	16,541 sq ft	Under Offer
7th	33,216 sq ft	Available

Specification

- 85,000 sq ft of refurbished office space available
- Occupational density 1:6 - 1:8 sq m
- Deep core to glazing (18 metres)
- High ceilings ? L9 = 4.

15m to soffit / 3.1m clear. L10 = 5.15m to soffit / 4.1m clear

- Dual power supply
- Exchange Square is being transformed into a 2 acre park - Q4 2021 completion
- 46 major hotels are in development or have just launched within 1 mile radius
- Largest pedestrianised neighbourhood in Central London
- 32 acre office and retail campus with 4 acres of public realm
- 90,000 sq ft retail mall opening soon at 100 Liverpool Street to bolster retail offering at the circle and 1FA (café style retail)
- Series of curated events - 120 per annum within public realm
- Storey Club on campus

Connections

- Located above Liverpool Street Crossrail Station (due to open Q4 2020)
- 7 minutes walk to Bank
- 7 minutes walk to Aldgate
- 8 minutes walk to Shoreditch High Street

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