

CAT B SPACE READY TO GO !

34 Threadneedle Street, London, EC2R 8AY

Two fabulous Cat B floors ready now !

Summary

Tenure	To Let
Available Size	879 to 2,528 sq ft / 81.66 to 234.86 sq m
Rent	£62.50 per sq ft
Service Charge	£13.59 per sq ft Budget figure for 2023/24
Business Rates	2nd Floor £21.29/psf, 5th Floor £21.50/psf
EPC Rating	C (62)

Key Points

- New Cat B Fitted Space
- 24 Hour Access
- Raised Floor
- Passenger Lift
- Excellent Natural Light
- Fibre Enable through Zetta

34 Threadneedle Street, London, EC2R 8AY

Summary

Available Size	879 to 2,528 sq ft
Rent	£62.50 per sq ft
Business Rates	2nd Floor £21.29/psf, 5th Floor £21.50/psf
Service Charge	£13.59 per sq ft Budget figure for 2023/24
EPC Rating	C (62)

Description

Two newly refurbished suites providing Cat B plug and play within 34 Threadneedle Street.

Location

The Grade II Listed property is located on Threadneedle Street within close proximity to Bank and Moorgate Underground Stations. Cannon Street and Liverpool Street Mainline Stations are both within a short walk.

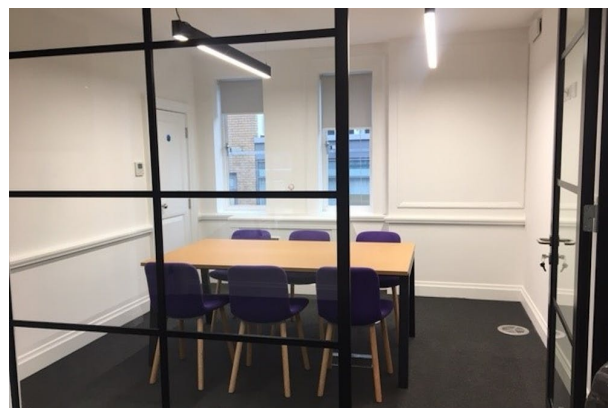
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - 2nd Floor	1,649	153.20	Under Offer
5th - 5th Floor	879	81.66	Available
Total	2,528	234.86	

Video

- Video Tour of suites - <https://vimeo.com/833691434>



Viewing & Further Information

Emma Burgess

0207 643 1533 | 07845 053 457
e.burgess@kinneygreen.com

Stacy Wright

0207 6431 532 | 07309 708 489
s.wright@kinneygreen.com