



OFFICE TO LET

10 EXCHANGE SQUARE

London, EC2A 2BR

High quality plug & play space available in a Grade
A building on the Broadgate Estate

14,473 SQ FT

METRIC

Summary

Available Size	14,473 sq ft
Rent	Rent on application
Rates Payable	£25.52 per sq ft
Rateable Value	£640,000
Service Charge	£20.36 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

Description

Originally designed by Skidmore, Owings & Merrill (SOM) and recently refurbished to the highest standards, 10 Exchange Square delivers modern, flexible workspace that blends architectural sophistication with state-of-the-art functionality. Large, efficient floorplates and floor-to-ceiling glazing ensure an abundance of natural light throughout, creating a bright and inspiring working environment.

There is an impressive double-height reception and arrival experience and the floor plates benefit from excellent natural light.

There are comprehensive end-of-trip facilities: showers, lockers, and secure cycle parking.

Location

10 Exchange Square sits in the heart of the Broadgate Estate in the City of London, positioned on the north-west corner.

The Broadgate campus is one of central London’s largest pedestrianised neighbourhoods, offering a vibrant mix of offices, retail, dining and public space.

Exchange Square has itself been transformed into a 1.5-acre public park-style setting, meaning the building benefits from frontage onto high-quality open space.

It is a very short walk to Liverpool Street Station (and its Elizabeth Line services) as well as to Moorgate Station, Shoreditch High Street and other key hubs.

Accommodation

The accommodation comprises the following areas:

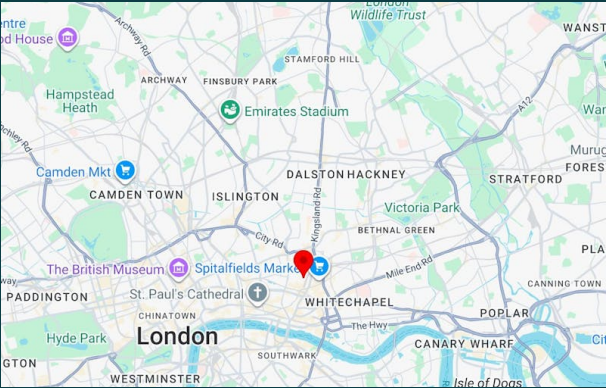
Name	sq ft	sq m	Availability
7th	14,473	1,344.59	Available
Total	14,473	1,344.59	

Specification

Currently fitted out with 108 fixed desks, 52 hot desks, 13 meeting rooms, 7 phone booths/calling rooms, kitchen, break out and collaboration areas, IT comms room and pantry.

Terms

Available on a sublease expiring mid-2028 or a longer lease direct from the Landlord.



Get in touch

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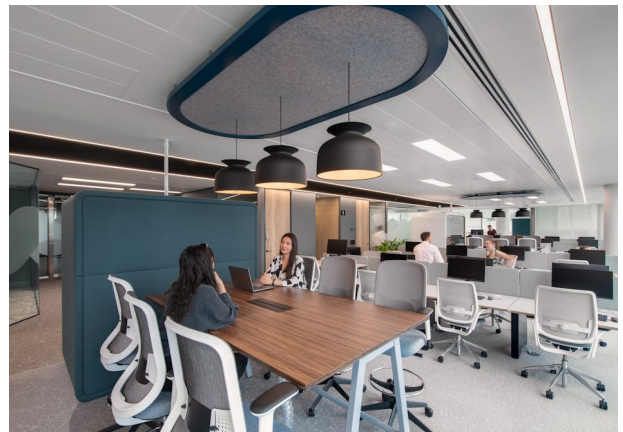
Tom Worsley

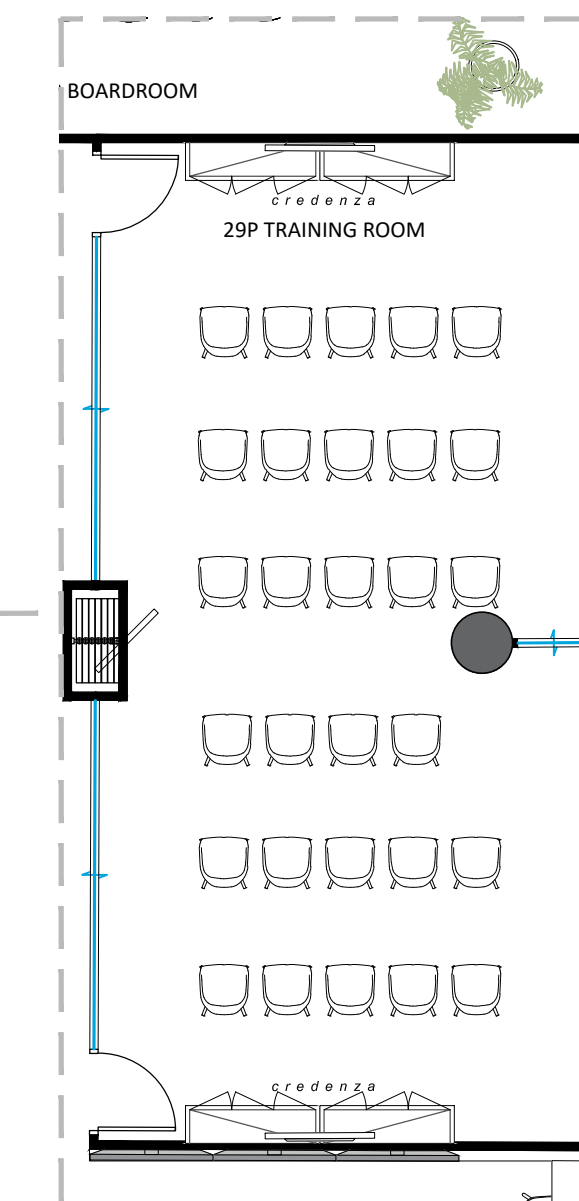
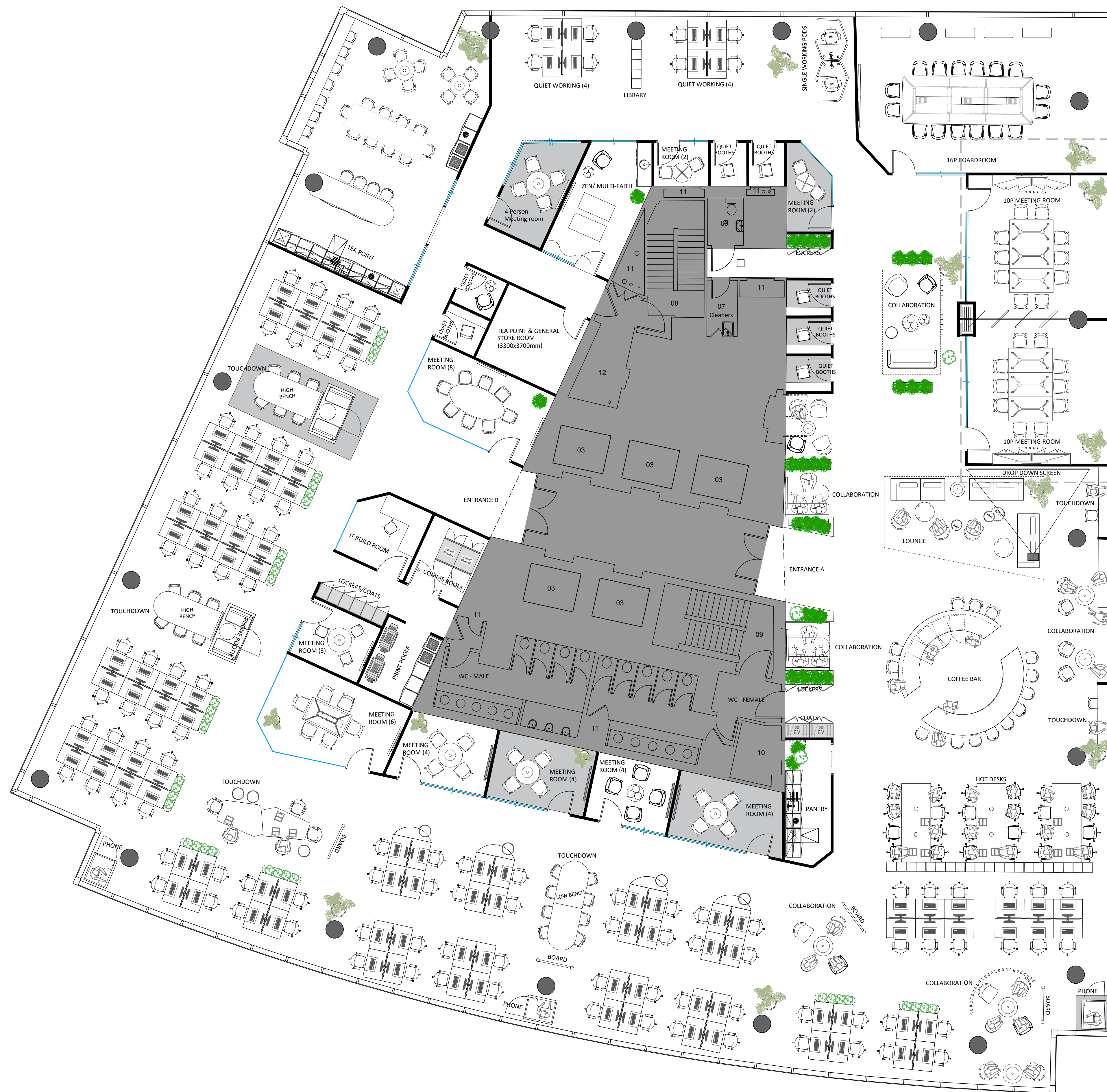
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29P TRAINING CONFIGURATION