

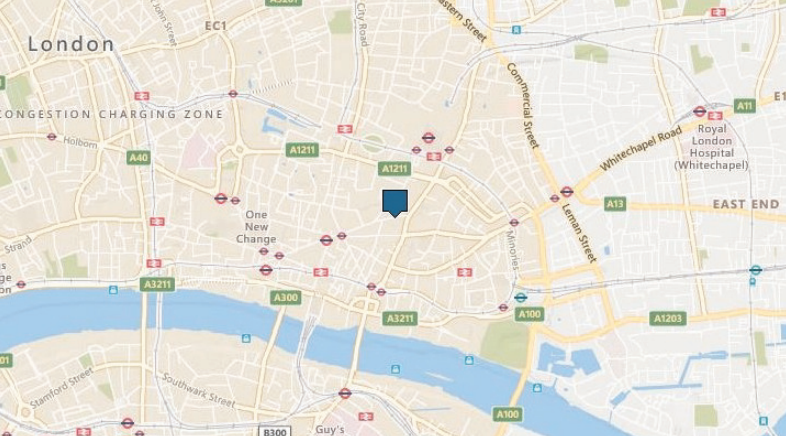


38 Threadneedle Street, London EC2R 8AY

TO LET

High Quality Fitted Offices with Roof
Terrace

**3,491 Sq Ft
(324 Sq M)**



LOCATION

38 Threadneedle Street is located in the core of the financial centre of the City of London close to the junction of Threadneedle Street and Bishopsgate.

Transport links are excellent with Bank and Liverpool Street Underground stations within a few minutes walk. The area is served by the highest of quality retail, restaurants and bars.

DESCRIPTION

The 4th floor office provides a mixture of open plan and cellular office accommodation, fitted out to a high specification with a kitchenette and break out area in situ. An exclusive large roof terrace provides fantastic views across the City's skyline.

- ✓ **Air conditioning**
- ✓ **1 x boardroom, 1 x meeting room and 2 x private office**
- ✓ **Bike racks and shower facilities**
- ✓ **EPC Rating - E (124)**
- ✓ **Double height reception area and commissioner**
- ✓ **Suspended LG7 lighting and raised floors**

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	3,491	324

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

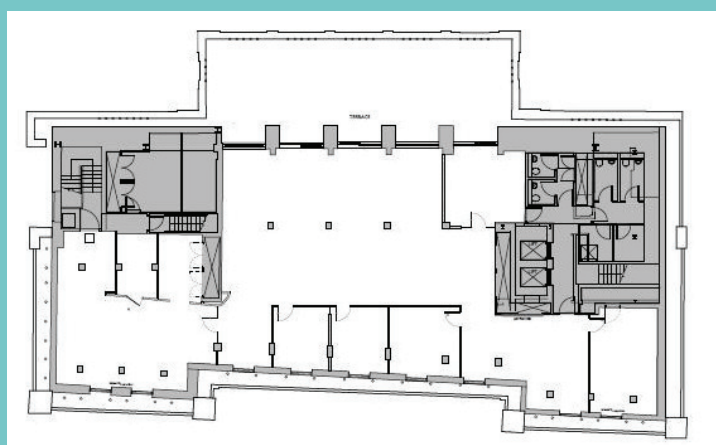
Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES AND SERVICE CHARGE

The Business Rates payable are Est. £22.50 per sq. ft per annum and Service Charge is Est. £10.50 per sq. ft per annum.

TERMS

Available by way of an Assignment at £59.00 per sq. ft pa or Sublease at £64.50 per sq. ft pa until October 2024 (drawn outside of S24-28 of L&T Act 1954 (Part II)).



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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