

27

THROGMORTON STREET



London EC2

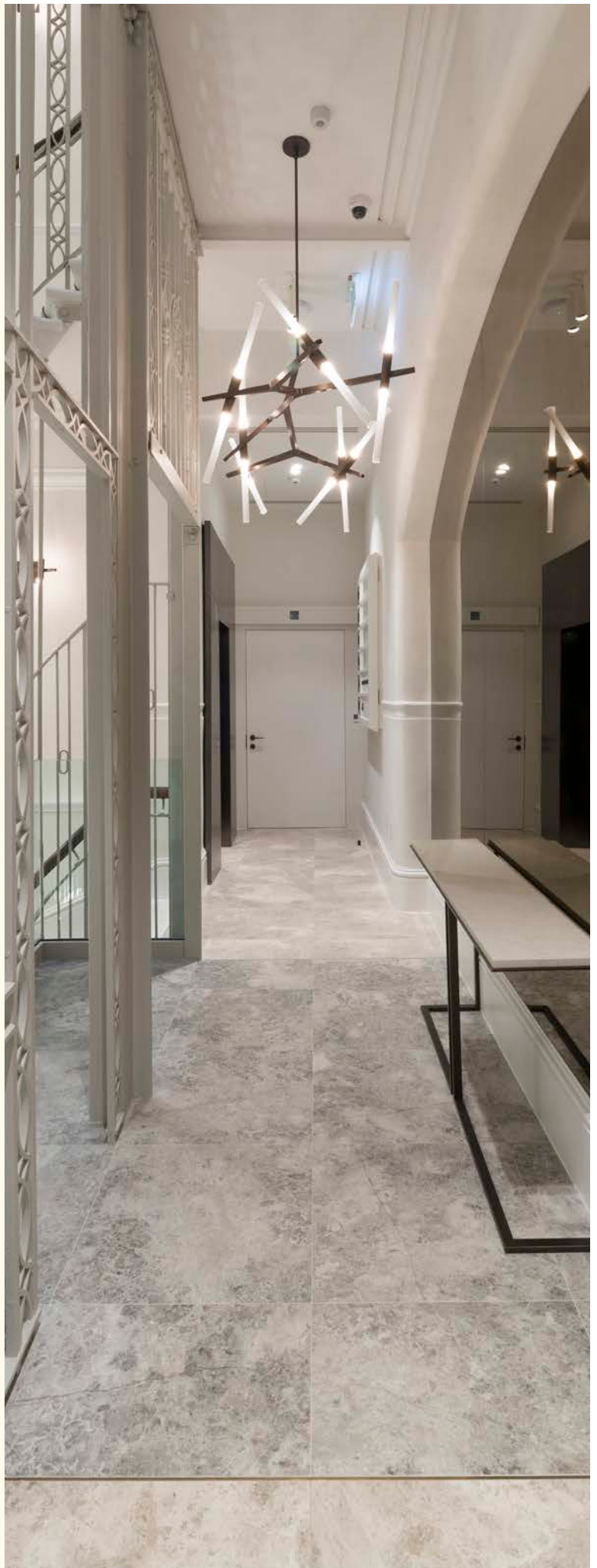


VIDEO LINK

ONLY 2ND AND 4TH FLOORS AVAILABLE

1,325 SQ FT (123.1 SQ M) AND 705 SQ FT (65.5 SQ M)

Classical Facade Modern Features



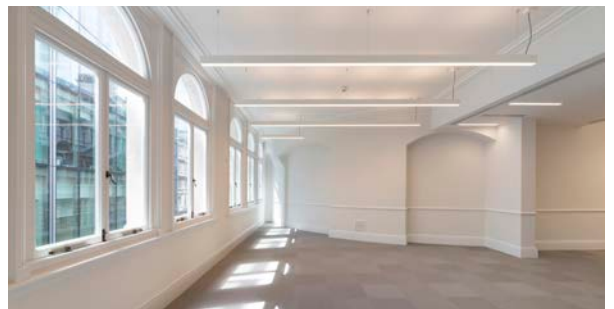
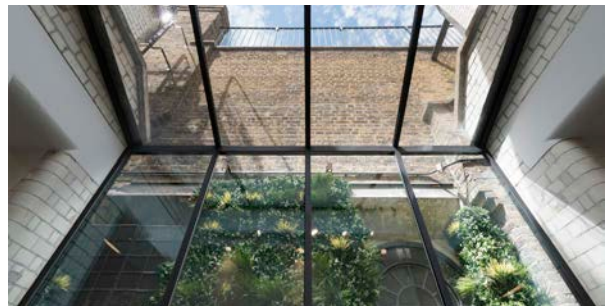
THE BUILDING

Comprehensively refurbished boutique offices in the prime City core.
Offering up to 3,660 sq ft of offices with striking features throughout.



SPECIFICATION

Fully refurbished throughout with the highest quality finishes and features which include an outside terrace and landscape glazed atrium.



- New VRF air conditioning
- New passenger lift
- WC's on each floor
- Third floor terrace area
- Landscape glazed atrium
- Green wall
- Shower facilities
- Cycle storage
- High quality remodelled ground floor entrance area
- Efficient office floors with excellent natural light at all levels
- Excellent views over Throgmorton Street & Austin Friars
- 24 Hour access
- EPC rating C 60

Exceptionally Appointed Finishes



FEATURES

The building is highly specified with a combination of contemporary and restored features which includes an outdoor terrace, landscape glazed atrium, green wall, new entrance, new lift, shower facilities and bike storage.



LOCATION

Situated in a prime City core location and within close proximity to the Bank of England and Royal Exchange.

Bank, Moorgate and Liverpool Street Stations are within a few minutes walk. Once opened there will be access to the new Elizabeth line (Crossrail) via Liverpool street station.



The prime City core

- | | |
|---------------------------|-------------------------|
| 1 Bank of England | 11 Leadenhall Market |
| 2 The Royal Exchange | 12 Taylors St Baristas |
| 3 The Leadenhall Building | 13 Duck & Waffle |
| 4 Guildhall Art Gallery | 14 Bank Health Club |
| 5 Fortnum & Mason | 15 100 Bishopsgate |
| 6 Smythson | 16 Tower 42 |
| 7 30 St. Mary Axe | 17 Royal Exchange Grind |
| 8 Euphorium Bakery | 18 City Social |
| 9 Sky Garden | 19 Bloomberg Place |
| 10 Lloyd's Building | 20 The Ned |



1 Bank of England



2 The Royal Exchange



11 Leadenhall Market



6 Smythson



5 Fortnum & Mason



4 Guildhall Art Gallery



8 Euphorium Bakery



3 The Leadenhall Building



ACCOMMODATION

Comprehensively refurbished boutique offices incorporating modern design finishes and striking features.

Open
Efficient
Space

The floors are offered together or separately as follows:

Approximate Floor Areas	Sq ft	Sq m
Fourth Floor	705	65.5
Third Floor	LET	
Second Floor	1,325	123.1
First Floor	LET	
Ground Floor	Reception	
Lower Ground Floor	Showers & Cycle Storage	



Lower Ground Floor



OFFICES



OFFICES



FLOOR PLANS

Fourth Floor

Office 705 Sq ft / 65.5 Sq m



Third Floor

Office 942 Sq ft / 87.5 Sq m



Second Floor

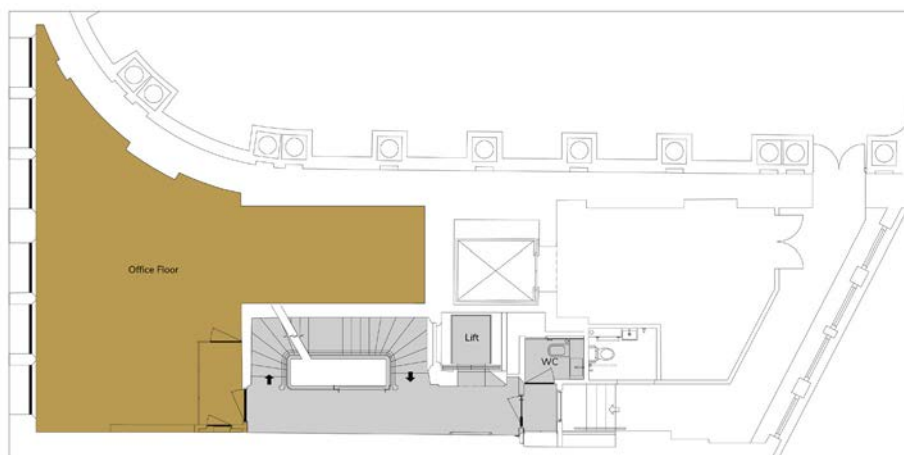
Office 1,325 Sq ft / 123.1 Sq m



FLOOR PLANS

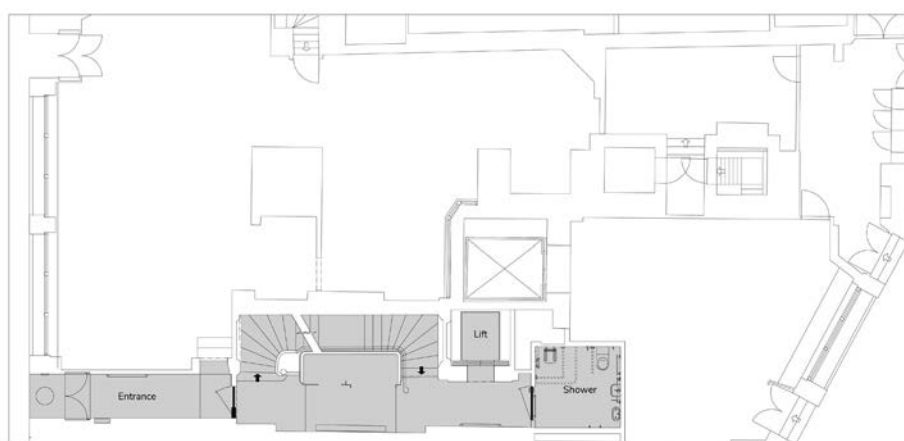
First Floor

Office 688 Sq ft / 63.9 Sq m



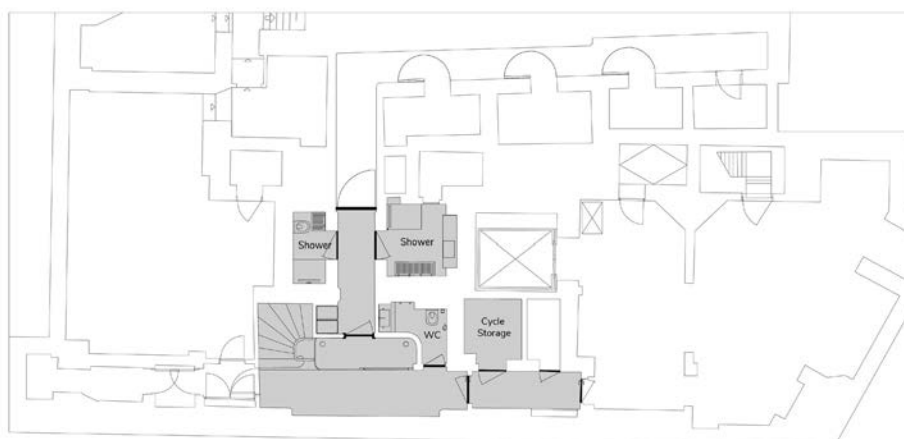
Ground Floor

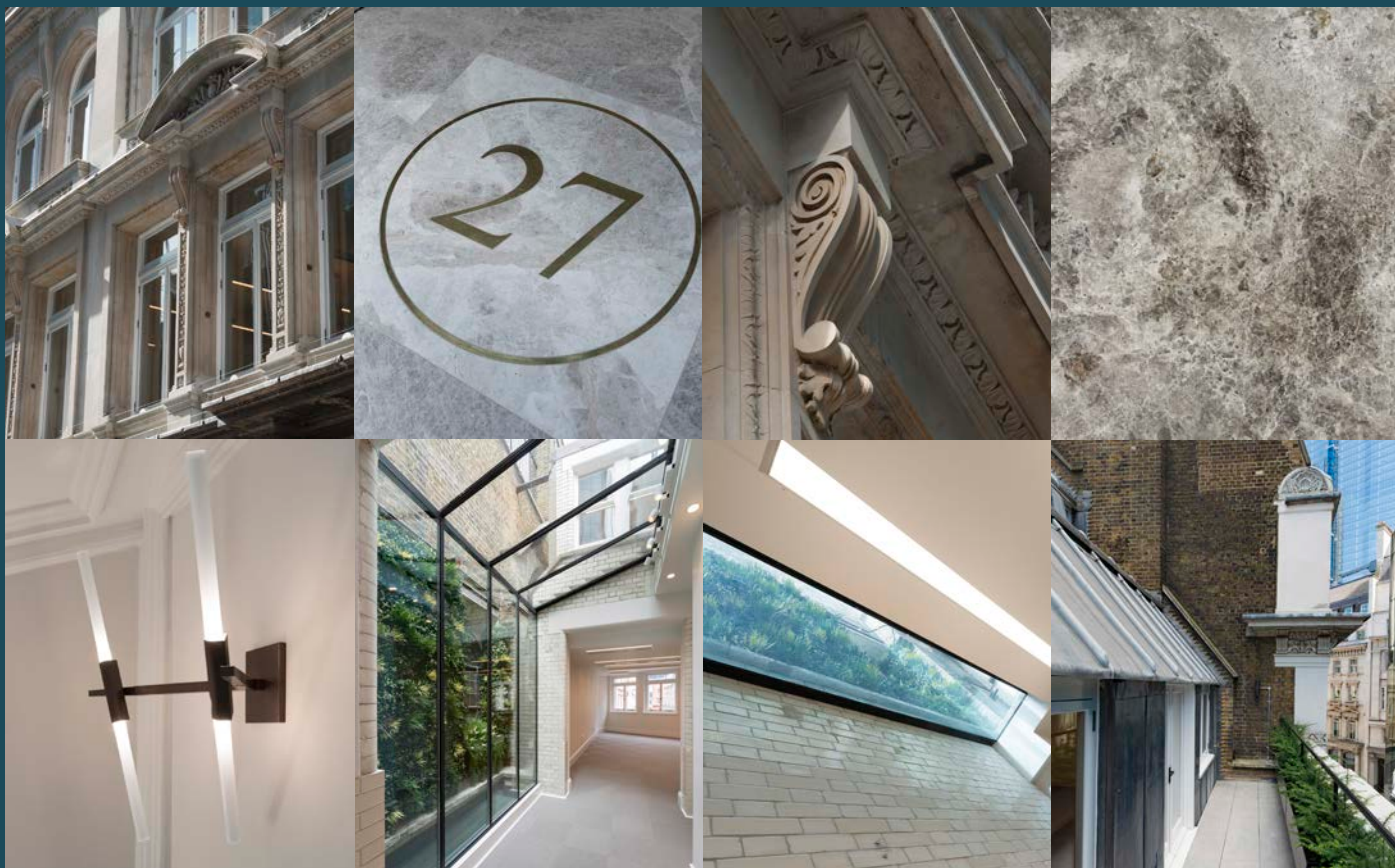
Reception



Lower Ground Floor

Showers & Cycle Storage





VIEWING

By appointment through the landlord's sole agent.



Hargreaves Newberry Gyngell Limited

Richard Spencer
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020 3205 0204

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VIDEO LINK

27throgmortonstreet.london

Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (July 2020)

