

53 NEW BROAD STREET, LONDON EC2

2,998 SQ FT



DESCRIPTION

53 New Broad Street was comprehensively refurbished in 2015.

The first floor provides high quality fully fitted out accommodation.

LOCATION

53 New Broad Street is located in a quiet pedestrianised street adjacent to Liverpool Street station.

Liverpool Street station provides direct access to National Rail, Metropolitan, Circle, Hammersmith & City and Central lines and will be further improved with the arrival of the Elizabeth Line.

Moorgate, Bank and Aldgate stations are all a short walk away.

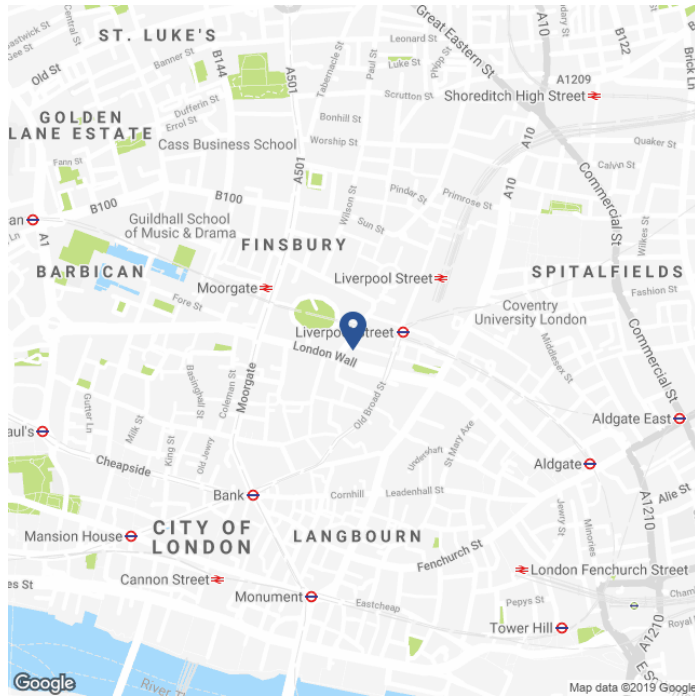
SPECIFICATION

- High quality fit out.
- Excellent natural light.
- BT and Colt provide two 100Mbps Local access circuits to tenant in situ.
- VRF air conditioning.
- Metal suspended ceiling.
- Raised tile floors.
- Manned reception.
- Two 8 person passenger lifts.
- Male, female and disabled WC's.
- Secure bike storage.
- Shower and Locker facilities.

AVAILABLE ACCOMMODATION

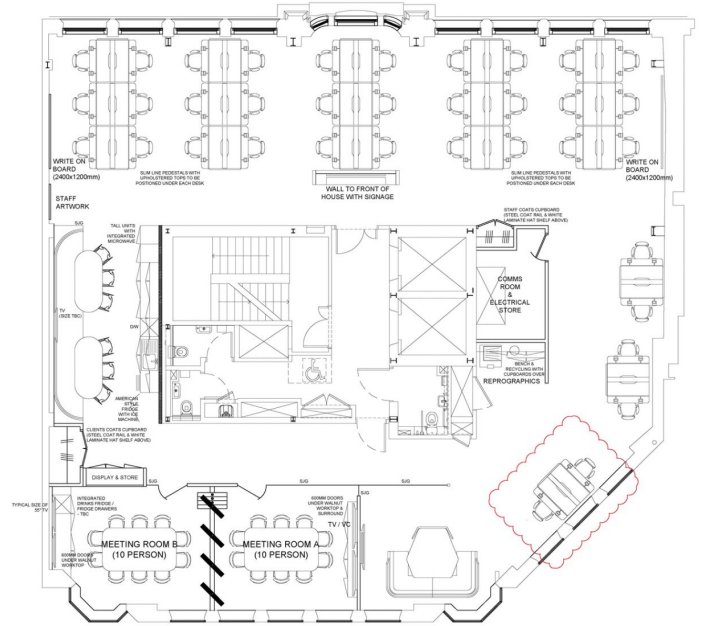
FLOOR	SQ FT	SQ M
FIRST	2,998	279
TOTAL	2,998	279

MAP



FLOOR PLAN

1st Floor Layout



TENURE

Lease: Sub-lease or assignment until 27th October 2025 (tenant break 28th October 2020). Alternatively, a new lease may be available from the landlord.

Available: December 2019. Viewing now.

Passing Rent: £65.00 per sq ft.

Rates Estimate: £28.46 per sq ft.

Service Charge: £7.76 per sq ft.

VAT: Elected.

EPC: C68.

CONTACT

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