

26 THROGMORTON STREET,
LONDON EC2

2,072 - 5,305 SQ FT



DESCRIPTION

26 Throgmorton Street provides modern Grade A office space behind a Grade II listed façade.

All the available floors provide fully fitted and furnished plug and play office space available on either a traditional lease or managed basis.

LOCATION

A prominent City location within 150m of the Bank of England. The Royal Exchange, Angel Court and The Ned offer a variety of dining and retail destinations.

Excellent communications with Bank (Central, Northern, Waterloo & City, DLR) and Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan, National Rail & Elizabeth Line) stations in close proximity.

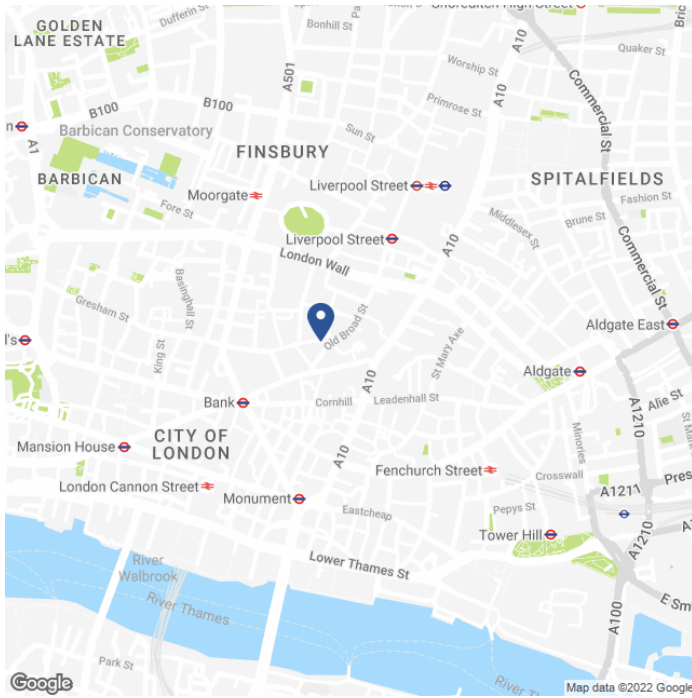
SPECIFICATION

- Plug and Play.
- Reception with commissionaire.
- Ultrafast internet by Telcom Preconnect – dedicated bandwidth, speeds up to 500 Mbps.
- Air conditioning.
- Raised access floors.
- 2 passenger lifts.
- Male and female WC's and shower facilities on all floors.
- Feature cycle store off main reception.

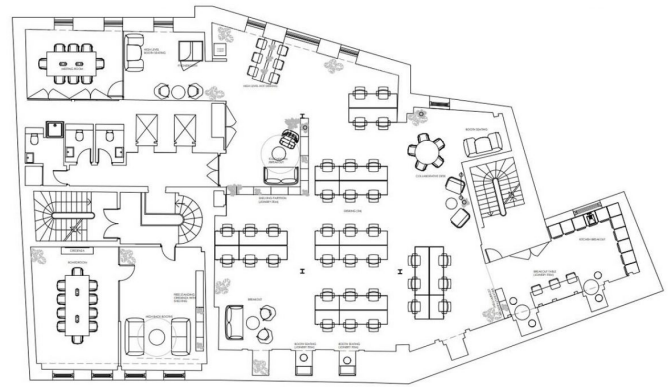
AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
FIFTH	2,072	192
FOURTH	3,233	300
TOTAL	5,305	493

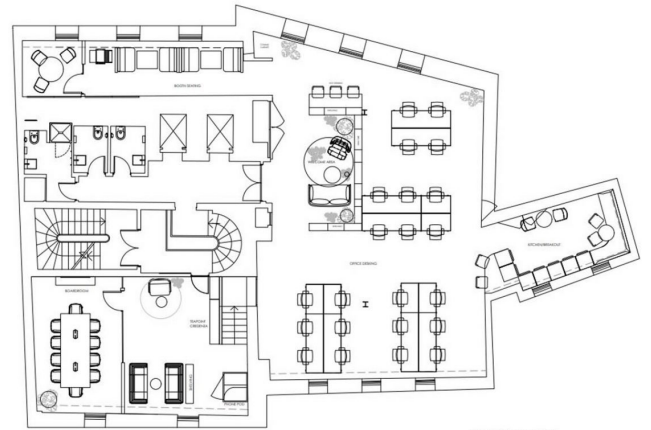
MAP



FLOOR PLAN



FOURTH FLOOR



FIFTH FLOOR



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Guide Rent:	£72.50 per sq ft.
Rates Estimate:	£23.10 per sq ft (5th), £21.87 per sq ft (4th).
Service Charge:	£16.91 per sq ft.
All-inclusive managed basis:	£150 per sq ft.
VAT:	Elected.
EPC:	TBC.

CONTACT

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FURTHER INFORMATION

