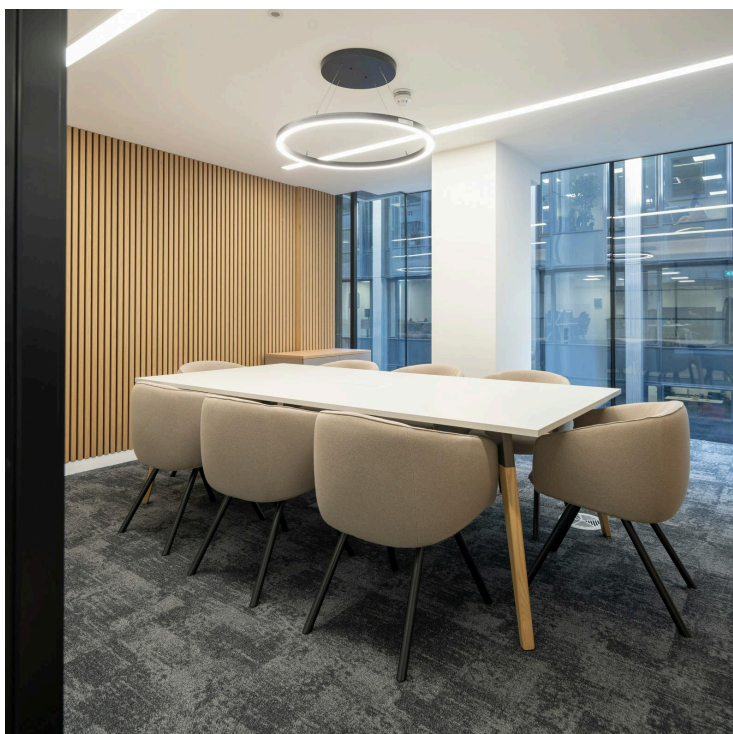


35 KING STREET
LONDON EC2V 8EH

2,447 - 4,939 SQ FT



DESCRIPTION

35 King Street is a prominent building located in the heart of the City of London. The property offers a generous manned reception, light, airy office space and end of trip facilities.

The available floors provide fully fitted and furnished office space with two meeting rooms, 24-26 desks, kitchen and breakout/collaboration areas.

LOCATION

Located in the heart of the City of London, 35 King Street is perfectly positioned to allow easy access to Bank underground station as well as Moorgate, St Paul's, Mansion House, Cannon Street and Liverpool Street all being within an easy walk of the property.

The Ned, One New Change, The Royal Exchange, Bloomberg Arcade, Bank of England, Guildhall and St Paul's Cathedral are all on your doorstep providing a mix of dining, retail and cultural highlights.

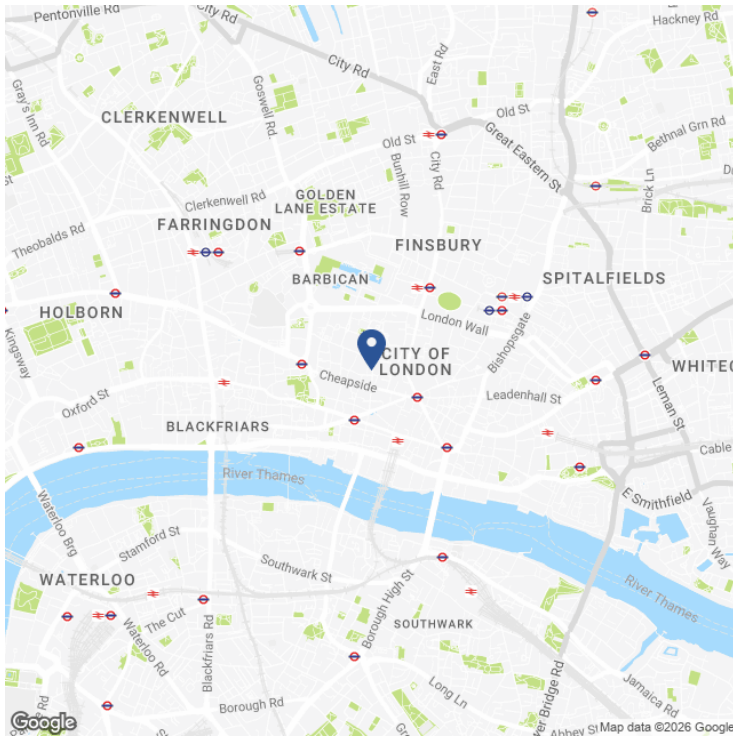


SPECIFICATION

- Fitted office accommodation
- Air conditioning
- Fully accessible raised floors
- Double glazed windows
- Large reception with commissionaire
- Cycle storage, lockers and showers
- Excellent transport links

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
3RD - AVAILABLE	2,447	227
1ST - AVAILABLE	2,492	232
TOTAL	4,939	459



TENURE

Lease: New lease direct from the landlord
Guide Rent: £67.50 per sq ft
Rates Estimate: £23.7 per sq ft
Service Charge: £19.6 per sq ft
VAT: Elected
EPC: B

CONTACT

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FURTHER INFORMATION

