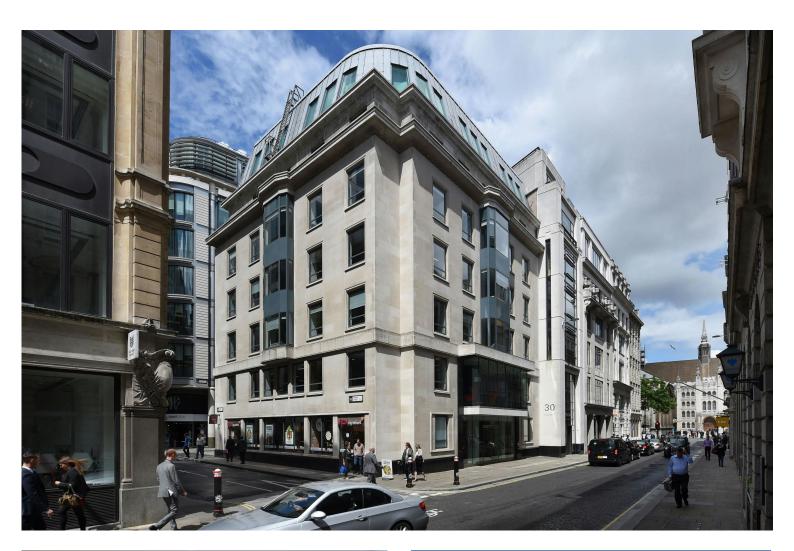


35 KING STREET LONDON EC2V 8EH

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 will 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.

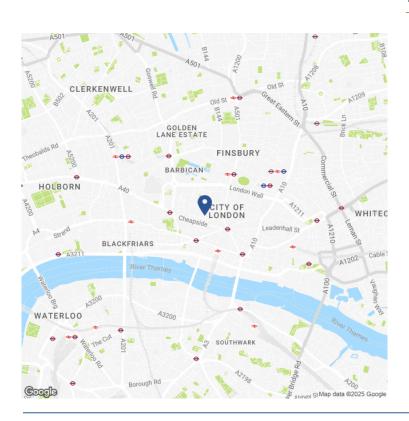


#### **SPECIFICATION**

- 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	2,447	227
1ST	2,492	232
TOTAL	4,939	459



# **TENURE**

**Lease:** New lease direct from the landlord

**Guide Rent:** On Application **Rates Estimate:**£23.72 per sq ft **Service Charge:**£19.3 per sq ft

VAT: Elected B

# **CONTACT**

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# **FURTHER INFORMATION**

