

35 KING STREET  
LONDON EC2V 8EH

2,492 - 2,492 SQ FT



## DESCRIPTION

35 King Street is a prominent building located in the heart of the City of London, offering 16,800 sq ft of office space. The property offers a generous manned reception, light, airy office space and end of trip facilities.

The available 1st floor benefits from two meeting rooms and a kitchen/breakout space.

## 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.

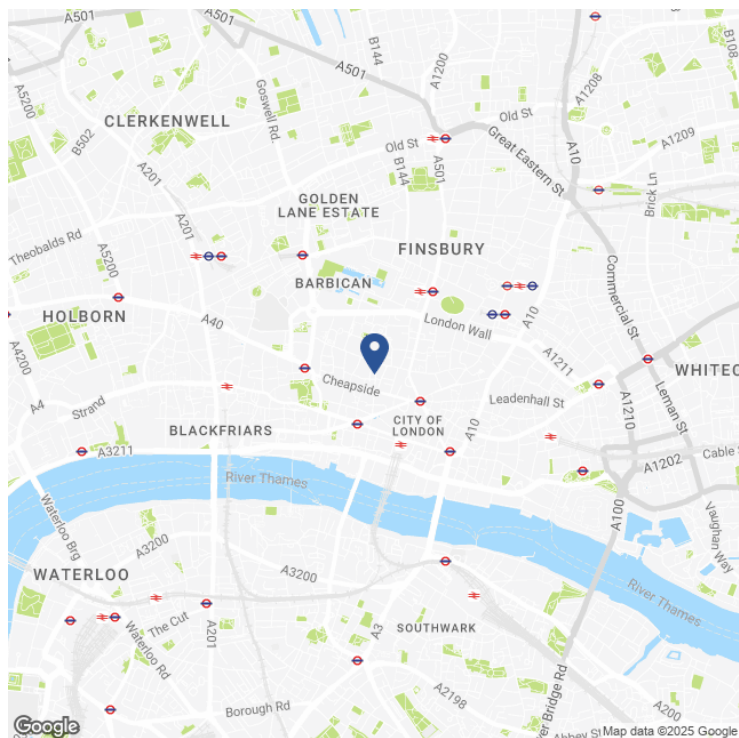
The Ned, One New Change, The Royal Exchange, Bloomberg Arcade, Bank of England, Guildhall and St Paul's Cathedral are all on your doorstep providing a mix of dining, retail and cultural highlights.

## 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
1ST	2,492	232
TOTAL	2,492	232



## TENURE

**Lease:** New lease direct from the landlord  
**Guide Rent:** £67.50 per sq ft  
**Rates Estimate:** £23.72 per sq ft  
**Service Charge:** £19.3 per sq ft  
**VAT:** Elected  
**EPC:** B

## CONTACT

**Monique Kelliher**  
 02071005555  
[monique@hk-london.com](mailto:monique@hk-london.com)

**Tom Kemp**  
 0207 100 5555  
[tom@hk-london.com](mailto:tom@hk-london.com)

**Louis Jacobs**  
 02071005555  
[louis@hk-london.com](mailto:louis@hk-london.com)

## FURTHER INFORMATION

