

NH NOBLE
HARRIS

TO LET

42 New Broad Street

London, EC2M 1JD

1,692 sq ft • City



Description

The building offers high quality flexible and fitted office accommodation on the part Ground with meeting rooms and kitchenettes in situ configured across a highly efficient floor plate.

Featuring a private terrace of 780 sq ft.

Features

- Private outdoor terrace of 780 sq.ft.
- Air Conditioning.
- DDA Compliant.
- Fitted and furnished.
- Attractive Building Reception.
- Building Commissionaire.
- Bike Racks.
- Showers.
- Raised Access Flooring.
- 2x 13-person passenger lifts.

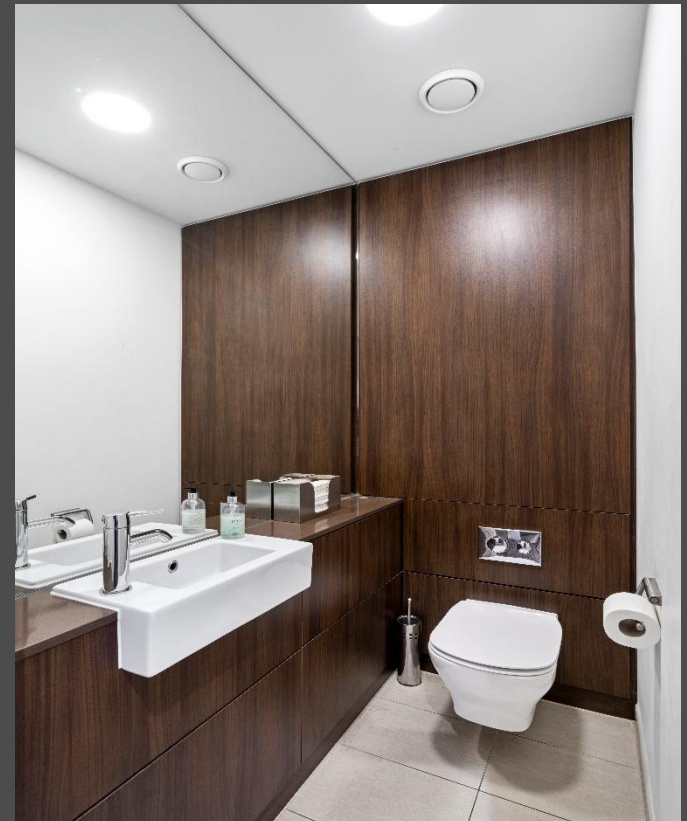
SIZE 1,692 sq.ft.

FLOOR Part Ground (West)

LEASE New leases are available directly from the Landlord for a term by arrangement.

MTG. ROOMS 3





Location

42 New Broad Street is prominently situated on the northern side of New Broad Street in a prime location in the heart of the City of London. New Broad Street is an attractive pedestrianised street running parallel to Liverpool Street and London Wall.

This is a highly desirable location in the heart of the City of London with close its proximity to London Wall, Moorgate, Liverpool Street and Bishopsgate.

The building is located moments from the Elizabeth Line entrances at both Liverpool Street and Moorgate.

Location

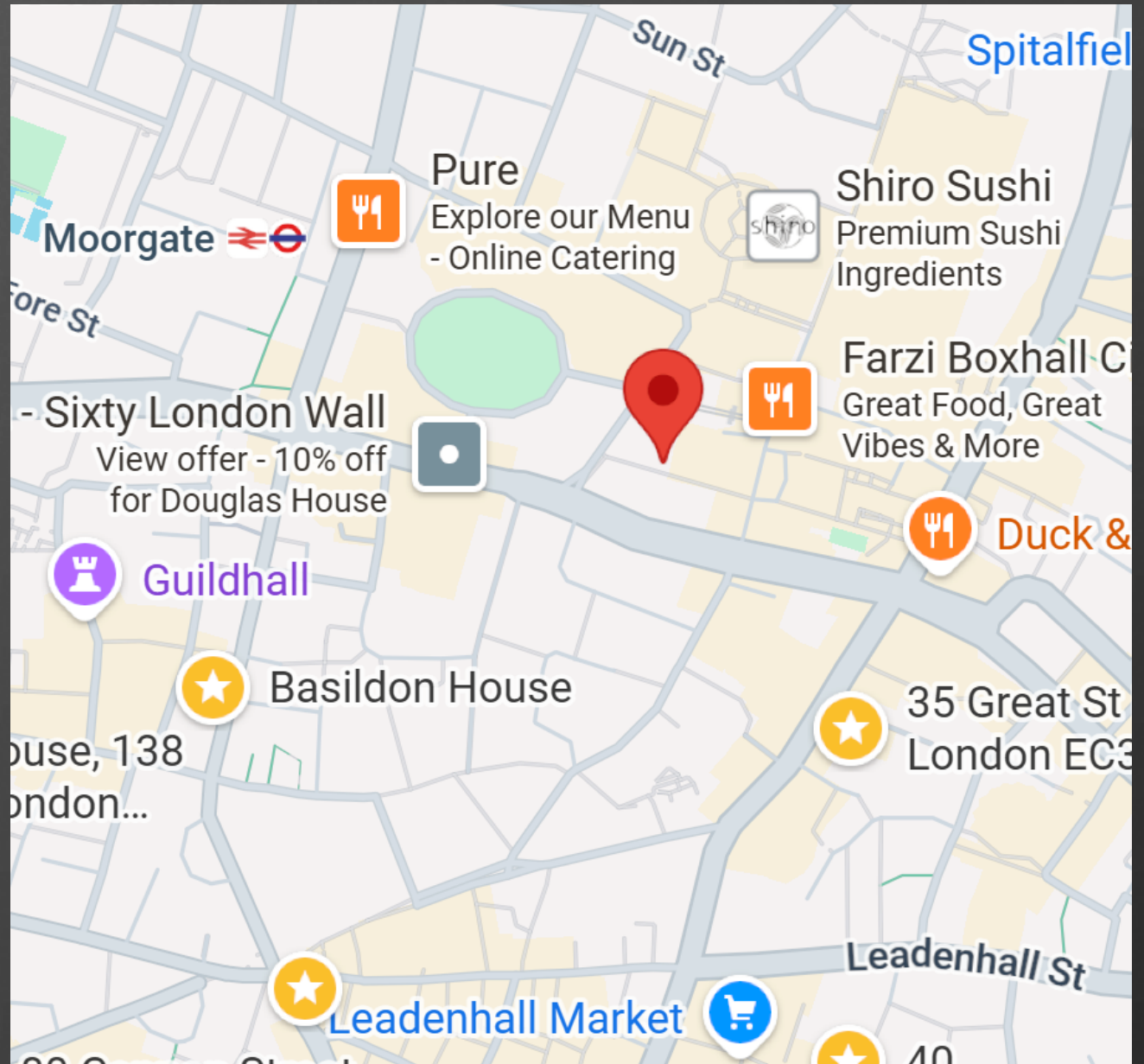
Liverpool Street - 2 minutes



Bank - 7 minutes



Moorgate - 5 minutes



Costs

Floor	Size	Rent (per sq ft)	Business Rates* (per sq ft)	Service Charge (per sq ft)	Total Cost Per Annum
Ground West	1,692 sq.ft.	£69.50	£27.22	£10.50	£181,416.24
Total	1,692 sq.ft.				£181,416.24

*Tenants are advised to make their own enquiries with the local authority.

Lease

New leases are available directly from the Landlord for a term by arrangement.

Possession

Available Immediately.

Legal Costs

Each party is to be responsible for its own legal costs incurred in this transaction.

VAT

VAT is applicable.

Video Tour

[Click here to view.](#)

Website

[Click here to view.](#)



Viewing

Viewings by arrangement through sole agents,
Noble Harris – Carl Dobrin & Matthew Noble



Carl Dobrin

Director

Contact for info or viewing:
cdobrin@nobleharris.co.uk
07545 077 959



Matthew Noble

Partner

Contact for info or viewing:
mnoble@nobleharris.co.uk
07980 991 214

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