

**Exceptionally High Quality Fully Fitted and Furnished
Office Space to Let – Moments from Liverpool Street station**



Lower Ground Floor
Featuring 2x private outdoor terraces

4,173 sq. ft.

LOCATION

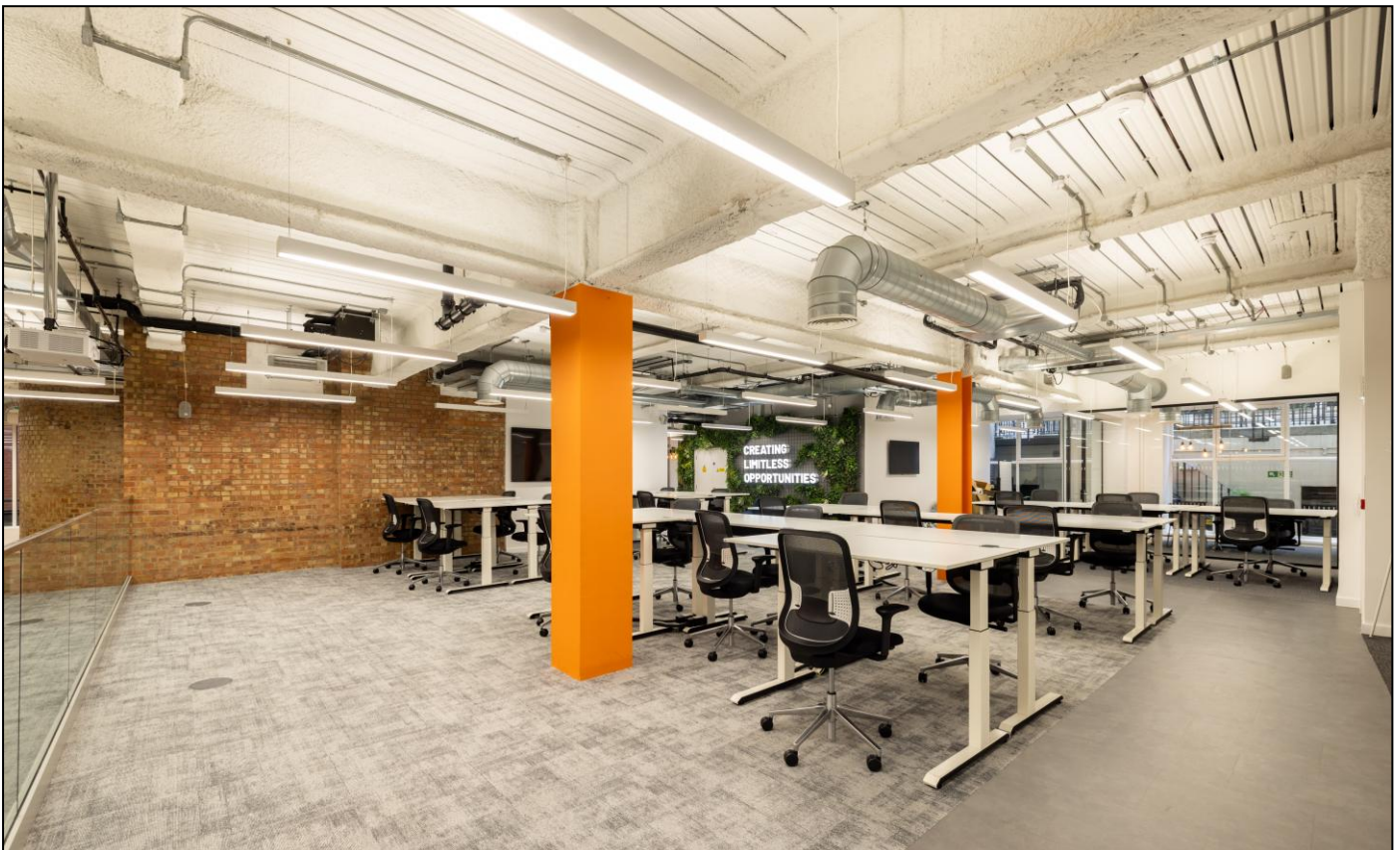
42 New Broad Street is prominently situated on the northern side of New Broad Street in a prime location in the heart of the City of London. New Broad Street is an attractive pedestrianised street running parallel to Liverpool Street and London Wall. This is a highly desirable location in the heart of the City of London with close its proximity to London Wall, Moorgate, Liverpool Street and Bishopsgate.

The property is also located within a 2 minutes walk from the Crossrail entrance at Liverpool Street station.



42 NEW BROAD STREET LONDON EC2M 1JD

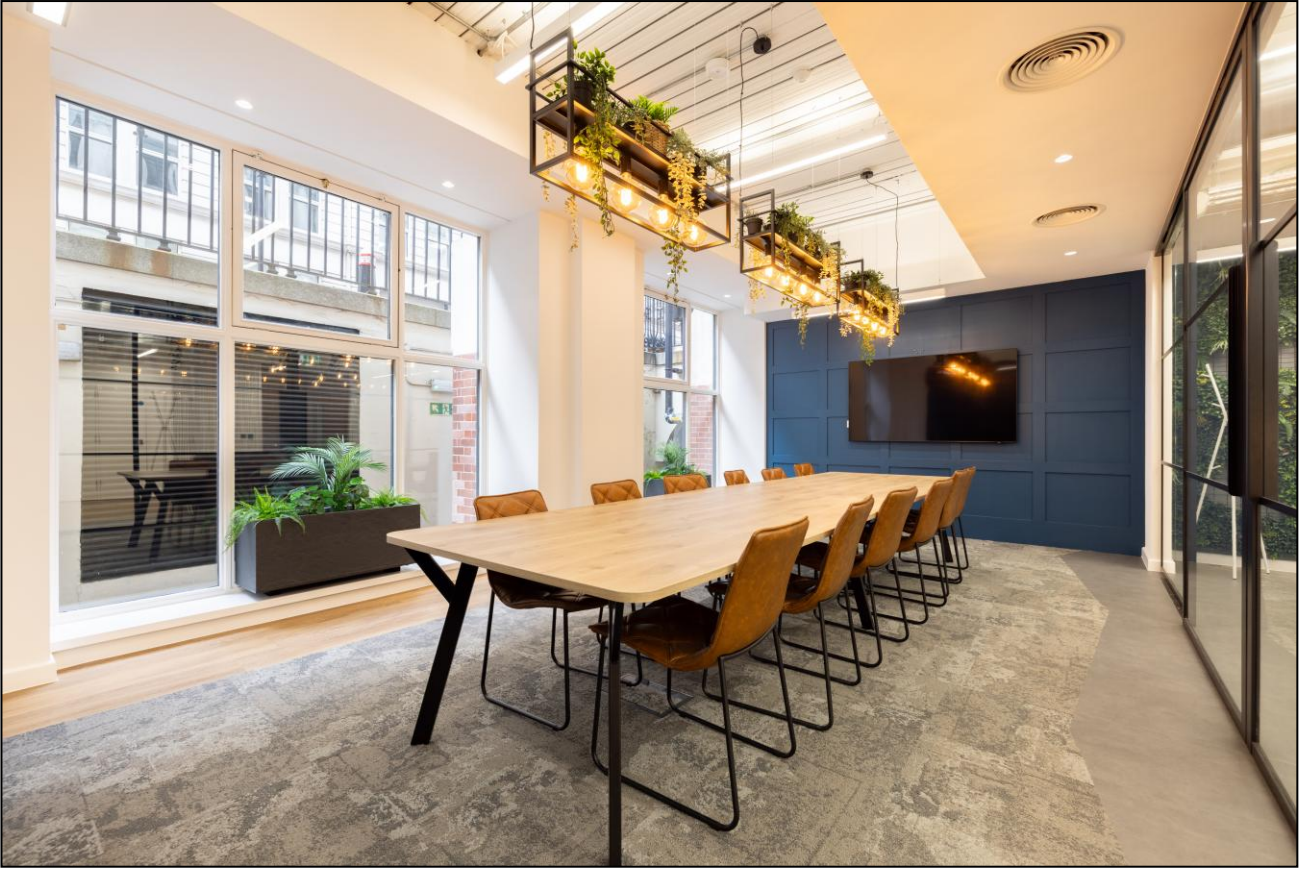
LOWER GROUND – 4,173 SQ.FT





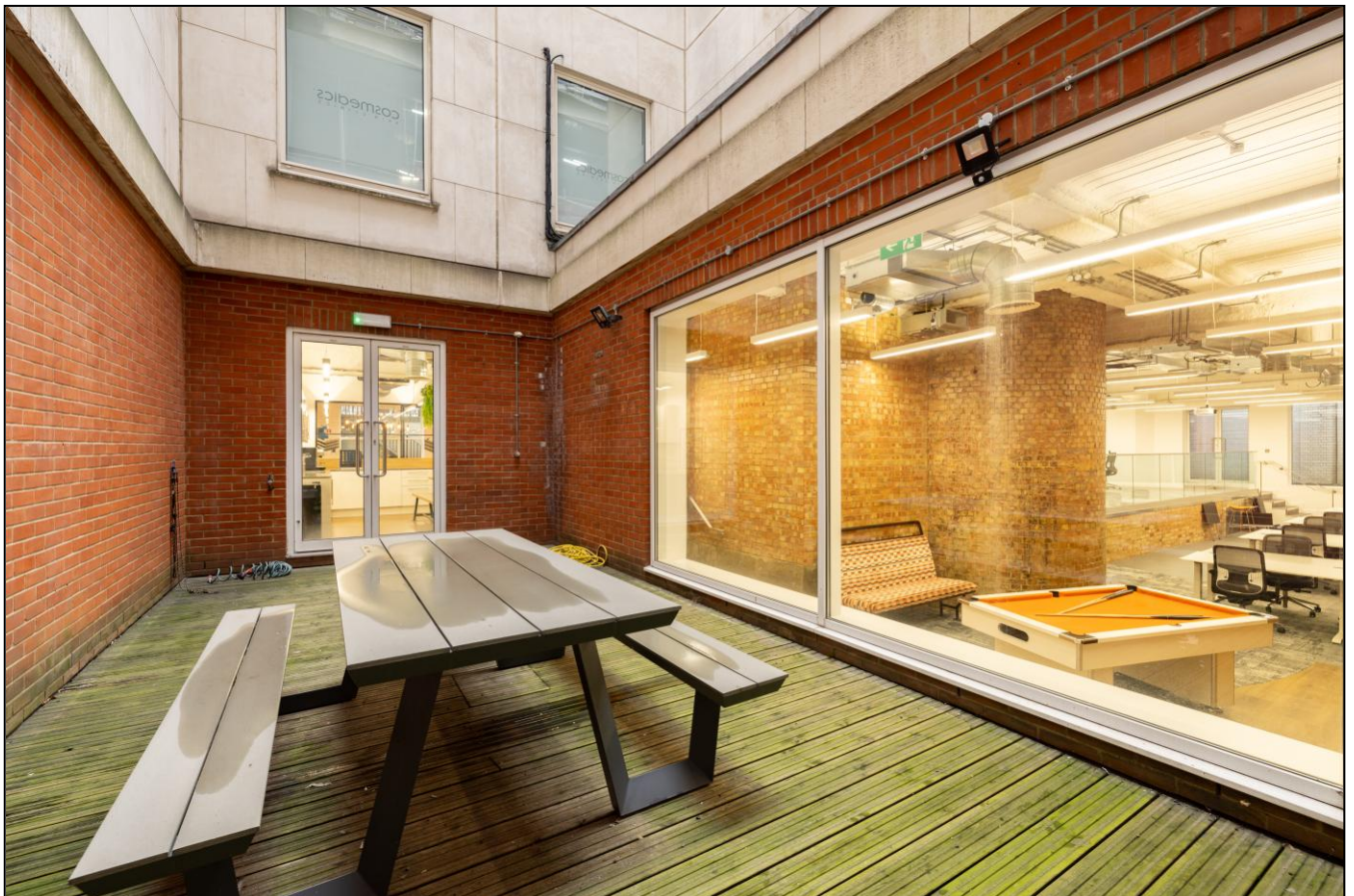
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LOWER GROUND – 4,173 SQ.FT





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DESCRIPTION

The accommodation offers high quality, fully fitted and fully furnished office space on the Lower Ground level, with meeting rooms built in situ, kitchen, breakout space, and workstations configured across an efficient floor plate.

AMENITIES

- 2x private outdoor terraces
- Exposed services and exposed brickwork
- Generous ceiling heights
- Air Conditioning
- Raised Access Flooring
- Great natural light
- Attractive Building Reception
- Building Commissionaire
- Bike Racks
- Showers
- 2x 13 person passenger lifts
- DDA Compliant

ACCOMMODATION

FLOOR	SIZE (Sq Ft)	PASSING RENT (Per Sq Ft)	BUSINESS RATES (Per Sq Ft)	SERVICE CHARGE (Per Sq Ft)	TOTAL (Per Sq Ft)	TOTAL PER ANNUM	STATUS
Lower Ground	4,173 Sq. ft.	£53.00	£17.28	£12.50	£82.78	£345,440.94	Available

LEASE

An assignment of the existing lease for a term to expire on 30th July 2033, with a tenant only break option on 31st July 2028.

LEGAL COSTS

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

Viewings by arrangement through sole agents Noble Harris:

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