



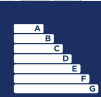
**RENT**  
**£68.75**  
(per sq ft pa excl)



**SERVICE CHARGE**  
**£10.50**  
(per sq ft pa excl)



**RATES PAYABLE**  
**£20.65 / £23.26**  
(per sq ft (y/e April 2025))



**EPC RATING**  
**B**



**42 New Broad Street**  
**London, EC2M 1JD**

Offices | 3,545 sq ft | 329 sq m



**TO LET**



## Location

42 New Broad Street is ideally located on the northern side of New Broad Street, in a prime position in the heart of the City of London. The street is an attractive, pedestrianised area that runs parallel to Liverpool Street and London Wall. This highly sought-after location offers excellent access to London Wall, Moorgate, Liverpool Street, and Bishopsgate.



## Description

The third floor, comprising 3,545 square feet, has been recently refurbished. It is fully fitted and furnished, with 44 workstations, two meeting rooms, two meeting booths, and a spacious kitchen and breakout area.

The part second floor offers 1,324 square feet of newly refurbished office space. This includes open-plan fitted space with 12 desks, a large boardroom, and a fitted kitchen.



## Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M
Third	3,545	329



## Amenities



Fully Fitted & Furnished



Air Conditioning



Raised Flooring



Building Commissionaire



End of Journey Facilities



2 Passenger Lifts





## Further information



### Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

### Rent / Price

£68.75 per sq ft pa excl.

### Business Rates

£20.65 - £23.26 per sq ft (year end April 2025).

### Service Charge

£10.50 per sq ft pa excl.

### Legal Costs

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

### EPC

The EPC rating is B.

### VAT

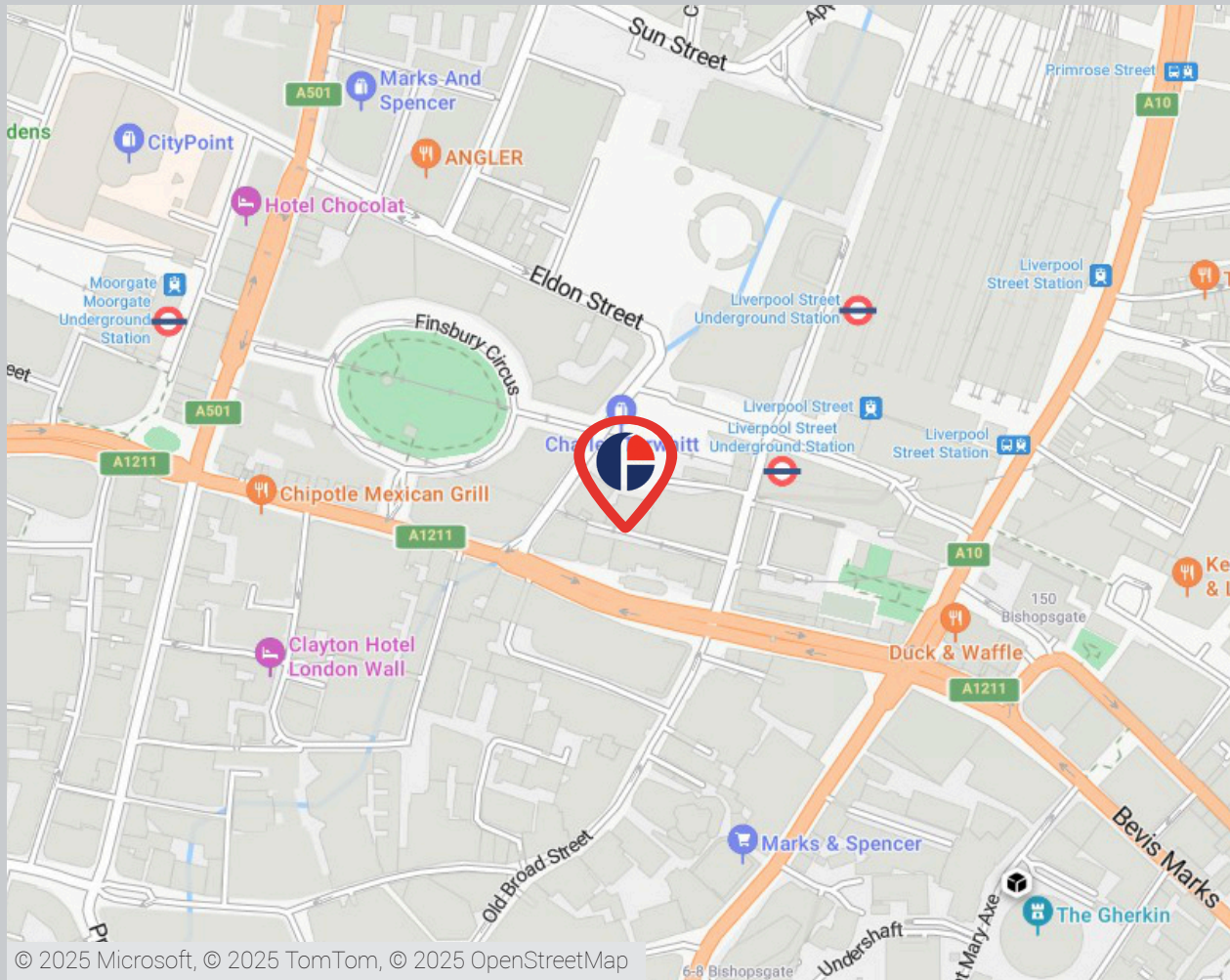
The property is elected to VAT which is therefore payable on rent and service charge.

### Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and Noble Harris.



# 42 Broad Street, London EC2M 1JD



## Approximate Travel Distances



### Nearest Station

- Liverpool Street Station - 0.1 miles - 3 min walk
- Moorgate Underground Station - 0.3 miles - 5 min walk
- Bank Underground Station - 0.5 miles - 9 min walk



## Contact



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Particulars dated February 2025. Photographs dated Various.

