

**High Quality Fully Fitted and Furnished Office Space - To Let
Located moments from Liverpool Street Station**



AVAILABLE ON A FULLY FIITED & FURNISHED BASIS

3rd Floor Entire – 3,545 SQ FT

2nd Floor East – 1,324 SQ FT

LOCATION

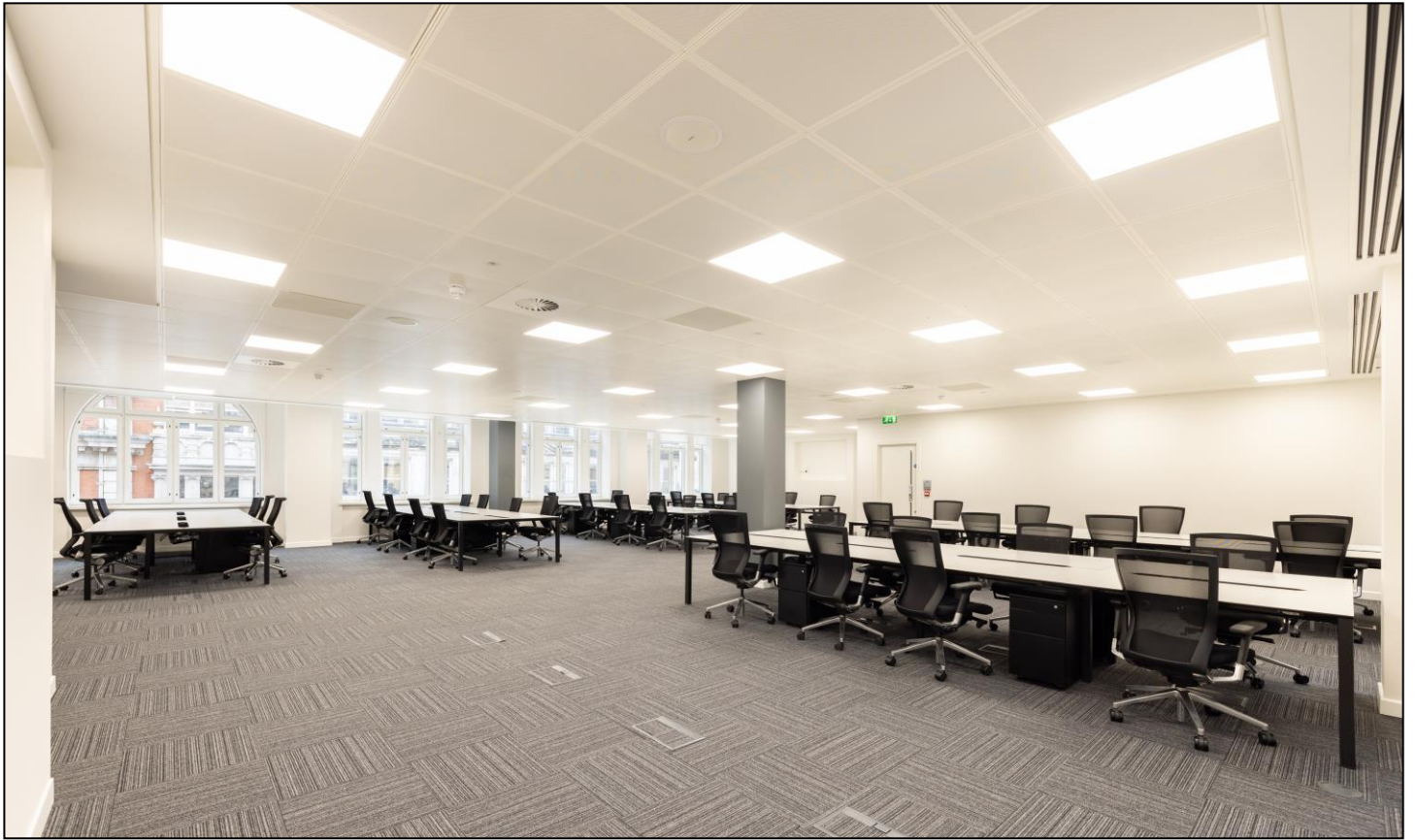
42 New Broad Street is prominently situated on the northern side of New Broad Street in a prime location in the heart of the City of London. New Broad Street is an attractive pedestrianised street running parallel to Liverpool Street and London Wall. This is a highly desirable location in the heart of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

The property is located less than a 2 minute walk from the new Liverpool Street Crossrail station entrance.



42 NEW BROAD STREET LONDON EC2M 1JD

3rd floor





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42 NEW BROAD STREET LONDON EC2M 1JD

Part 2nd floor





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DESCRIPTION

The entire 3rd floor of 3,545 sq. ft provides newly refurbished, fully fitted and furnished condition featuring c.56 workstations, 2x meeting rooms, 2x meeting booths and a large fitted kitchen / breakout space.

The part 2nd floor of 1,324 sq. ft features newly refurbished open plan fitted space, with space for 12-18 desks, a large attractive fitted boardroom and a modern fitted kitchen.

AMENITIES

- Fitted and furnished office spaces
- Meeting rooms and kitchens in situ
- DDA Compliant
- Air Conditioning
- Raised Access Flooring
- Attractive Building Reception
- Building Commissionaire
- Bike Racks
- Showers
- 2x 13-person passenger lifts

ACCOMMODATION

FLOOR	SIZE (Sq Ft)	RENT (Per Sq Ft)	BUSINESS RATES (Per Sq Ft)	SERVICE CHARGE (Per Sq Ft)	TOTAL PER ANNUM	STATUS
3 rd floor Entire	3,545 Sq. ft.	£68.75	£23.26	£10.50	<u>£363,397.95</u>	Available
Part 2 nd East	1,324 Sq. ft.	£68.75	£20.65	£10.50	<u>£132,267.60</u>	Available

LEASE

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

LEGAL COSTS

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

Viewings by arrangement through agents Noble Harris
Or joint agents, Fisher German – 0207 747 3117

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