

# To Let

## Office 725 sq ft NIA

37 Sun Street, London, Greater London, EC2M 2PL



### Summary

- Newly fitted out plug and play office space available moments away from Liverpool Street Station
- Type: Office
- Tenure: To Let
- Size: 725 sq ft NIA
- Rent: Available on Request

## Location

37 Sun Street is located in the core of the City of London on the northern side of Sun Street, close to its junction with Appold Street.

The property is on the northern edge of the Broadgate estate and benefits from all of the public amenity, bars and restaurants that it offers.

Liverpool Street, Moorgate, Shoreditch High Street and Bank Stations are all a short walk away and will be served by Crossrail in 2018 at Liverpool Street (250 metres) and Moorgate (350 metres).

## Availability

The 5th floor is available on flexible terms direct from the landlord.

Floor / Unit	Size	Availability
5th	725 sq ft	Available

## Specification

The floor is offered in a new CAT A condition and benefits from the following:

- Plasterboard ceiling
- Pendant LED lighting
- VRF comfort cooling
- Fully accessible metal tile raised floor
- Entry phone system

## Terms

The Landlord will offer flexible leases from 12 months+

## Energy Performance Rating

This property has been graded as 118(E).

## Rent

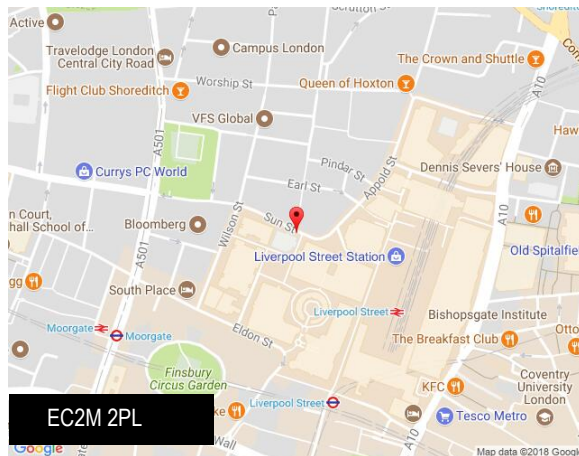
Available on Request

## Business Rates

Rates Payable: £17.32 per sq ft  
(Estimated 2017)

## Service Charge

£12.98 per sq ft



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

**Jason Collier**

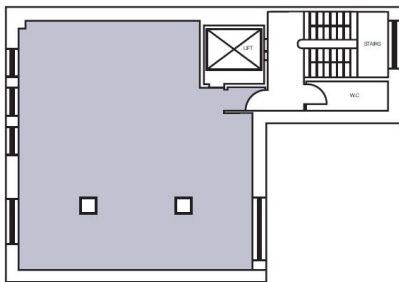
t: +44 (0)207 399 5514

e: [jason.collier@eu.jll.com](mailto:jason.collier@eu.jll.com)

**Helena Pryce**

t: +44 (0)207 399 5842

e: [Helena.Pryce@eu.jll.com](mailto:Helena.Pryce@eu.jll.com)



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