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To Let

4-6, Throgmorton Avenue, London, EC2N 2DL

935 sq ft



Location

Throgmorton Avenue is prominently situated at the northern end of this private gated thoroughfare, very close to the junction with London Wall. It has undergone extensive refurbishment to provide outstanding modern accommodation within its historical exterior.

Specification

LG7 Compliant Lighting
24 Hour Access
Metal Tiled Suspended Ceiling
8 Person Passenger Lift
Fully Accessible Raised Floor
Four Pipe Fan Coil Air Conditioning

Terms

A new lease available for a term by arrangement, direct from the landlord.

Usage Class

Office use within the definition of Class B1(a) of the Town & Country Planning Act (Use Classes Order) 1987.

The Lessor will provide consideration to alternative use classes (subject to planning).

Accommodation

Floor / Unit	Sq ft	Rent	Availability
Lower Ground	935	£25 per sq ft	Available

EPC

This property has been graded as 83 D.

Rent

£25 per sq ft

Business Rates

Rates Payable (2017/2018): £10.45 per sq ft

Service Charge

£10.35 per sq ft



Contacts

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THROGMORTON AVENUE

