

# To Let

**2 Throgmorton Avenue, London, Greater London,  
EC2N 2DG**

2,620 to 5,071 sq ft



## Location

The Building occupies a prime central City location between Bank and London Wall on the pedestrianized Throgmorton Avenue. Liverpool Street, Bank, Aldgate and Moorgate stations are all situated within a five minute walk from the building.

## Specification

Newly Refurbished

- Four Pipe Fan Coil Air Conditioning
- Metal Tiled Suspended Ceiling
- LG7 Compliant Lighting
- Fully Accessible Raised Floor
- Passenger Lift
- 24 Hour Access
- Newly Refurbished Reception Area
- Private roof terrace on 4th floor
- EPC Rating – D 82

## Terms

Available direct from the landlord for a term to be agreed via negotiation.

## Accommodation

Floor / Unit	Sq ft	Availability
4th	2,451	Available
3rd	2,620	Available
<b>Total</b>	<b>5,071</b>	

## EPC

This property has been graded as 105 E.

## Rent

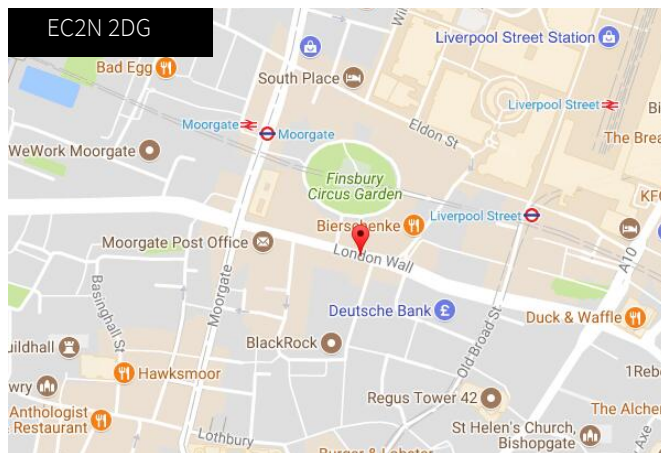
£59.50 per sq ft

## Business Rates

Rates Payable (2017/2018): £20.79 per sq ft

## Service Charge

£12.08 per sq ft (est)



## Contacts

### Nick Lines

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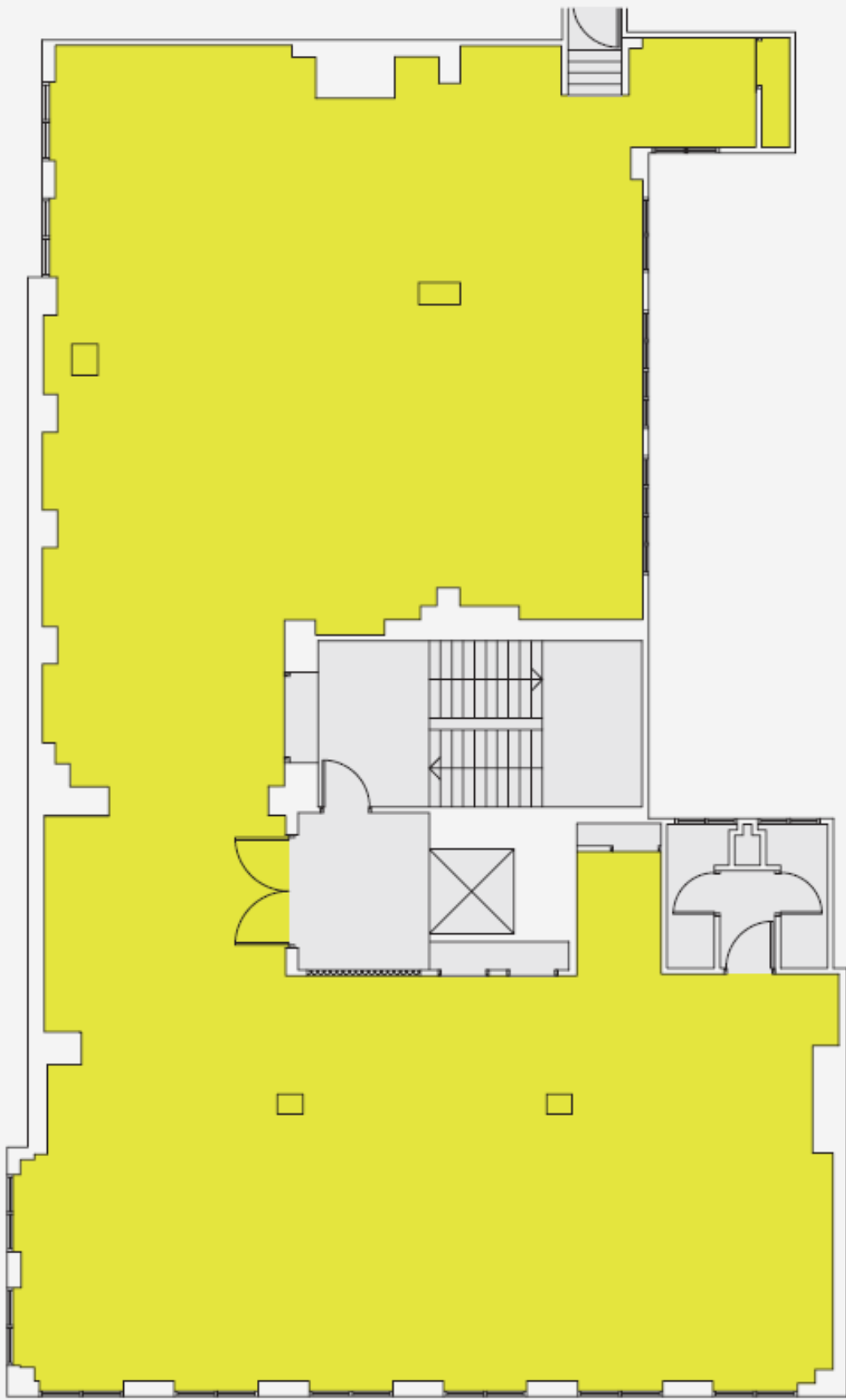
### Jason Collier

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.



THROGMORTON AVENUE

LONDON WALL

For indicative purposes only - not to scale.

