

# To Let

**Ropemaker Place, 25 Ropemaker Street, London,  
Greater London, EC2Y 9AN**

22,246 sq ft

- Generous ceiling heights
- Manned reception
- Excellent communication links
- N+1 resilience with 100% tenants standby generation
- Dual separate power supplies



## Location

Ropemaker Place occupies a prominent island site on the north side of Ropemaker Street, close to Moorgate and Finsbury Square. The building was developed by British Land in 2009 and was considered one of the highest specification buildings in London when completed. The building provides approximately 600,000 sq ft of Grade A office accommodation arranged over three basement levels, ground and 20 upper floors.

## Description

The 13th floor has been completely refurbished to a Category A condition including new M&E services throughout, new toilets and private showers.

The building benefits excellent power resilience, including two separate power supplies, N+1 resilience with 100% tenants standby generation.

## Viewings

Strictly by appointment by the sole agents.

## Specification

- 2.75 m floor to ceiling height
- 4 pipe fan coil air conditioning
- Metal tiled suspended ceilings
- LED lighting
- Raised floors with 150 mm void
- 2 new private showers with WC's + additional showers in the basement
- 17 x 21 person passenger lifts with destination hall control.
- 3,000 kg goods lift
- Cycle storage & Car parking / motorcycle parking
- 24 hour access and security
- BREEAM rating of Excellent
- LEED rating of Platinum
- N+1 resilience with 100% tenants standby generation
- Dual separate power supplies

## Accommodation

The floor is available on a new lease direct from the landlord via arrangement.

Floor / Unit	Sq ft	Rent	Business Rates	Service Charge	Availability
13th	22,246	£69.50 per sq ft	£23.94 per sq ft	£6.88 per sq ft	Available

## EPC

This property has been graded as 46 B.

## Rent

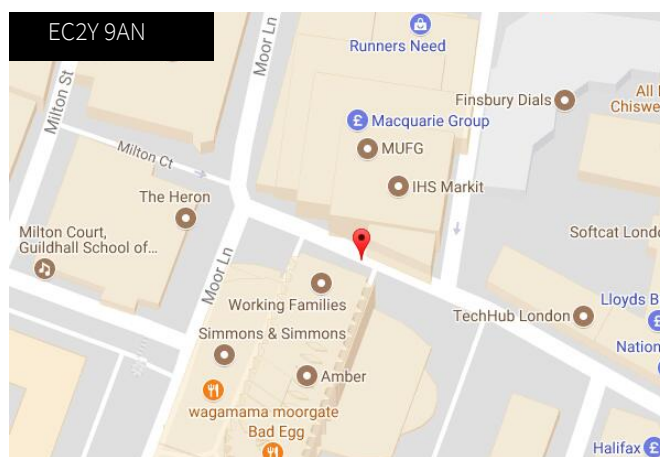
£69.50 per sq ft

## Business Rates

Rates Payable (2018/2019): £23.94 per sq ft

## Service Charge

£6.88 per sq ft



## Contacts

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