

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 pedestrianised Throgmorton Avenue. Liverpool Street, Bank 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
Total	5,071	

EPC

This property has been graded as 105(E).

Rent

Available on Request

Business Rates

Rates Payable (2018/2019): £20.79 per sq ft

Service Charge

£10.55 per sq ft
(est)



Contacts

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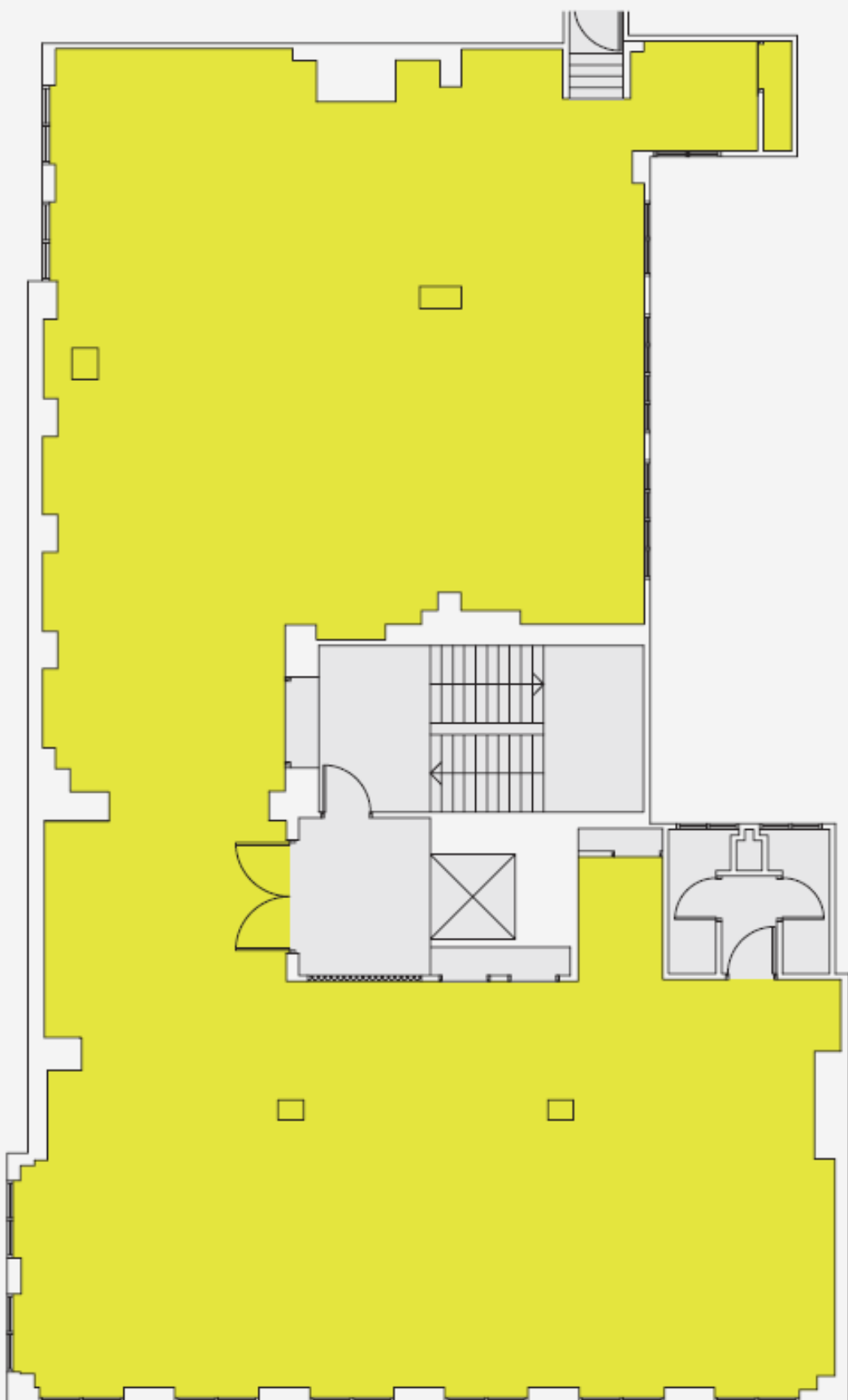
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For properties in Scotland:

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.

