



OFFICE TO LET

35 GREAT ST. HELENS

London, EC3A 6AP

REFURBISHED LOWER GROUND FLOOR OFFICE SUITE.

2,570 SQ FT (238.76 SQ M)



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DETAILS



DESCRIPTION

35 Great St Helens is a self-contained building, overlooking the St Helen Bishopsgate churchyard and adjacent to 22 Bishopsgate. The building has undergone a major upgrade to include the replacement and refurbishment of the heating, cooling, ventilation and building management systems and the reception. The 1st floor is being refurbished to a new Cat B layout, with furniture and cabling. The lower ground floor has the previous fit out in place to include kitchen, meeting rooms and open plan.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable	Service Charge	Availability
1st - Newly fitted to Cat B, with furniture and cabling	2,637	£75 per sq ft	£22.70 /sq ft	£17.34 /sq ft	Let
Lower Ground - Being refurbished to new Cat A+, with furniture and cabling	2,570	£42.50 per sq ft	£13.10 /sq ft	£17.34 /sq ft	Available
Total	5,207				

KEY FEATURES

- Lower ground floor office suite
- Being refurbished to fitted Category A+ condition, with furniture and cabling
- Metal tile suspended ceilings
- Four pipe fan coil air conditioning
- Fully accessible raised floors

OUTGOINGS

- **Rent:** £42.50 per sq ft
- **Rates:** £13.10 per sq ft Estimated
- **Service charge:** £17.34 per sq ft Estimated
- **Estate charge:** n/a
- **EPC:** D (96)

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TO REQUEST A VIEWING CALL US 0207 338 4000



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LOCATION



35 Great St Helen's is situated in the heart of the City tower cluster, between Bishopsgate and St Mary Axe, adjacent to 22 Bishopsgate.

The building overlooks a churchyard with mature trees and public seating.

Bank and Liverpool Street stations are close by.

CONTACT US

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