



EFFICIENT, HIGH QUALITY, FITTED FLOORS IN EXCEPTIONAL CITY CORE LOCATION

30 Old Broad Street

EC2N 1HT

Office

TO LET

7,409 sq ft

(688.32 sq m)

- Private roof terraces
- Air conditioning
- Efficient floorplate
- Newly refurbished reception
- Bright south facing corner site
- Car parking available
- 24 hour access and security

Summary

Available Size	7,409 sq ft
Rent	£69.50 per sq ft pax
Rates Payable	£23.56 per sq ft est pa
Service Charge	£17.67 per sq ft est pa (including estate charge, excluding all utilities)
Legal Fees	Each party to bear their own costs
Estate Charge	£3.13 per sq ft pa est
EPC Rating	B (49)

Description

Prominently positioned on the northern corner of the Tower 42 Estate, 30 Old Broad Street offers a tenant the opportunity to occupy an extremely desirable City of London address. The available and highly efficient 4th floor benefits from exceptional natural light and a rare private roof terrace. The floor has been recently refurbished with a bespoke plug and play fit-out installed.

Available Q1 2025.

Location

Sitting within the Tower 42 Estate, 30 Old Broad Street benefits from a constantly evolving and carefully curated selection of retailers on its doorstep. In addition, the first-class retail destination, The Royal Exchange and the established dining option within Leadenhall Market are a short walk away. On completion of the works to Bishopsgate, occupiers will benefit from access to London's most transformational food, beverage and retail offerings being created by the large developments and the extensive re-development around Liverpool Street Station.

Liverpool Street station is within 5 minutes' walk, Bank station 6 minutes and Moorgate 9 minutes' walking distance.

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Total month	Total year	Fitout Concept
1st	7,409	£68,366.55	£820,398.57	CAT A+
Total	7,409	£68,366.55	£820,398.57	

Viewings

Viewings by prior arrangement, strictly through the sole letting agent Ingleby Trice.

Terms

A new FRI flexible lease from the landlord is available for a term by arrangement. VAT is payable.



Viewing / further information

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