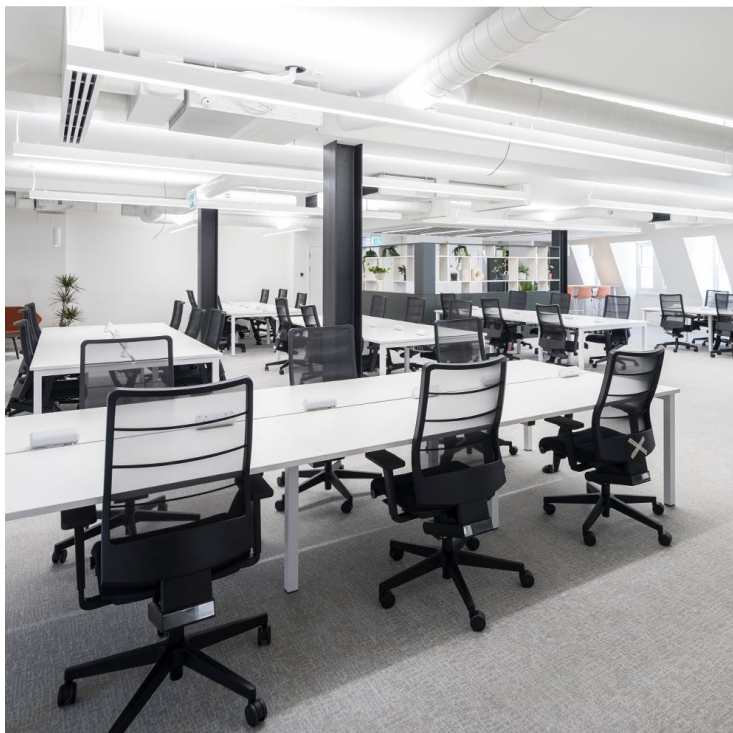


26 THROGMORTON STREET  
LONDON EC2N 2AN

3,233 - 3,233 SQ FT



## DESCRIPTION

26 Throgmorton Street provides modern Grade A office space behind a Grade II listed façade.

The floor provides a plug and play solution and is available on a traditional or managed basis (L&G Capsule).

The 4th floor benefits from 3 meeting rooms, 34 desks, phone pod, hot desking, kitchen and breakout zones.

## LOCATION

A prominent City location within 150m of the Bank of England. The Royal Exchange, Angel Court and The Ned offer a variety of dining and retail destinations.

Excellent transport connections with Bank (Central, Northern, Waterloo & City, DLR) and Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan, National Rail) stations in close proximity. Liverpool Street station provides access to the Elizabeth Line.

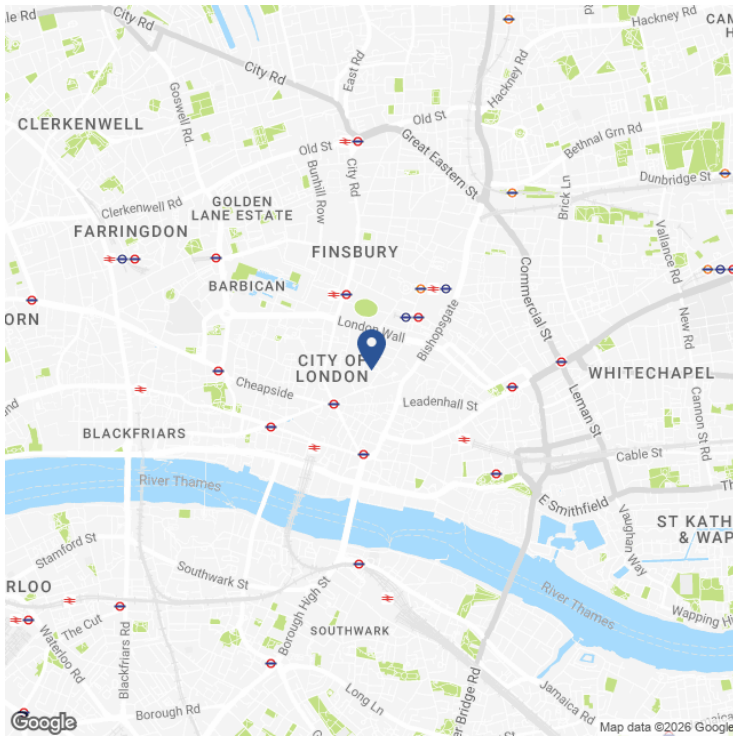


## SPECIFICATION

- Plug & Play office space.
- Reception with commissionaire.
- Ultrafast internet by Elevate - dedicated bandwidth, speeds up to 500 Mbps.
- Air conditioning.
- Raised access floors.
- 2 passenger lifts.
- Demised WC's and shower.
- Cycle storage.

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
4TH - AVAILABLE	3,233	300
TOTAL	3,233	300



## TENURE

- Lease:** New lease direct from the landlord for a term by arrangement.
- Guide Rent:** £72.50 per sq ft £166 psf on managed basis
- Rates Estimate:** £23.57 per sq ft
- Service Charge:** £29 per sq ft
- EPC:** B

## CONTACT

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## FURTHER INFORMATION

