



4-6 THROGMORTON AVENUE

LONDON EC2

2,088-4,184 Sq Ft Offices To Let



TRY THE 360° OFFICE TOUR

REFURBISHED PLUG & PLAY AND CAT A OFFICE SPACES IN THE HEART OF THE CITY

The space is situated in the traditional financial core of the City of London – less than 300 metres from the Bank of England. The property provides high quality fitted office accommodation on the first floor, and fully refurbished CAT A accommodation on the second floor, which can be fully fitted out in a bespoke style.

SPECIFICATION



Recently refurbished



Four pipe fan coil air-conditioning



Full accessible raised access floors



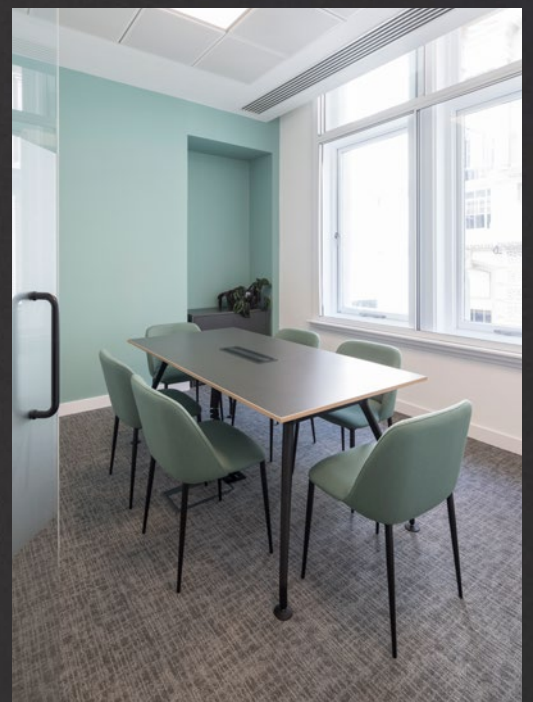
Metal tiled suspended ceiling



24 hour access



8 person passenger lift





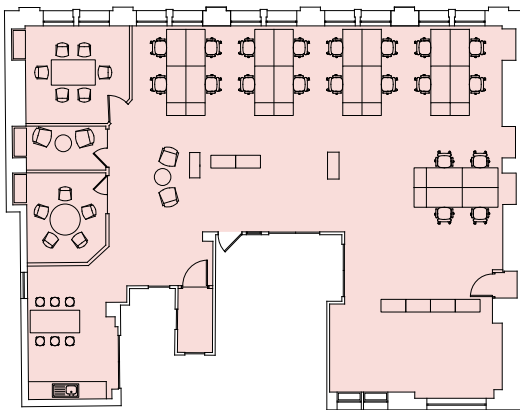
ACCOMMODATION

Floor	Sq Ft	Sq M
Second	2,096	195
First - Under offer	2,088	194
Total	4,184	389



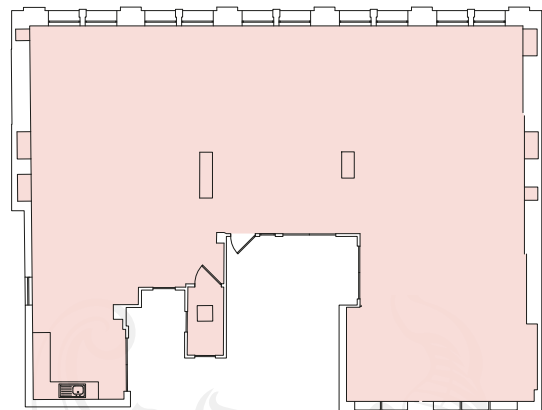
TRY THE 360° OFFICE TOUR

FIRST FLOOR



Workstations	20	Breakout areas	2
2 person meeting rooms	1	Kitchen	1
5 person meeting rooms	1	Occupancy ratio	1:9.7 Sq M
6 person meeting rooms	1	Occupancy total	20

SECOND FLOOR



For indicative purposes only, not to scale.



A PRIME CITY LOCATION WITH SPEEDY CONNECTIONS

Located midway between Bank and Liverpool Street with extensive food, restaurant and retail amenities in the immediate area. Transport connections are excellent with the building being a short walk from Bank, Liverpool Street and Moorgate stations. The building will benefit from being nearby to the Elizabeth Line upon opening.

CONNECTIONS

Liverpool Street     4 mins

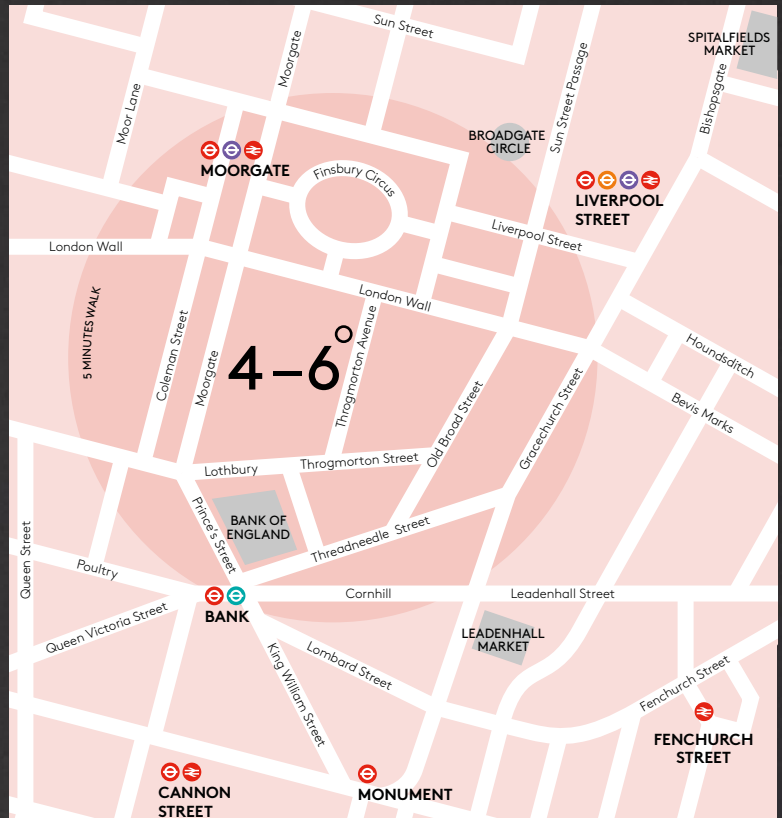
Moorgate    4 mins

Bank   5 mins

Monument  7 mins



CGI of Liverpool Street, Elizabeth line entrance.



VIEWING

Strictly through sole letting agents:

James Gillett
020 7409 8961
jgillett@savills.com

Jade Dedman
020 7330 8617
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TERMS

Upon application.

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RUBIX

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