

Fitted Offices To Let

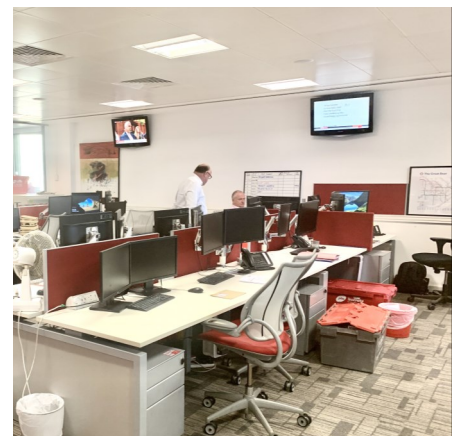
£29.00 per sq. ft

**New Liverpool House
15 Eldon Street
London
EC2**

**1,450 - 9,832 sq ft
(135 - 913 sq m)**

Highlights

- Prime City location
- Flexible lease
- Fully furnished offices
- Open plan and cellular offices
- Cabling in-situ
- Metal tile suspended ceiling
- VAV air conditioning
- LG7 lighting
- Fully accessible raised floor
- Kitchen
- 2 x 8 person passenger lifts



Location

Positioned in the heart of London's TMT and financial district opposite Broadgate and neighbouring Liverpool Street station.

The building benefits from excellent transport links with Moorgate station (Mainline and Northern line) also within a brief walk of the building.



Description

15 Eldon Street is a modern office building behind a retained period façade benefitting from a manned reception, 2 passenger lifts and the 2nd and 3rd floors provide the following:

3rd floor — reception/client suite with 3 meeting rooms, kitchen, 36 desks and 5 group working areas.

2nd floor — large reception, training room, kitchen, 6 meeting rooms, boardroom and 45 desks.

Accommodation

Floor	Sq Ft	Sq M
3rd	4,923	457.40
2nd*	4,909	456.05
Total	9,832	913.45

* Could be split from circa 1,450 sq ft

Terms

A new lease for a flexible term subject to a landlords rolling break from June 2021 contracted outside the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

Vacant possession is from November 2019.

Rent

£29.00 per sq. ft

Rates

£21.90 per sq. ft

Service Charge

£12.48 per sq. ft

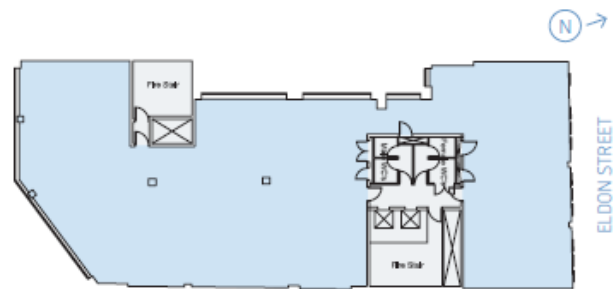
VAT

The property is elected for VAT purposes

EPC Rating

EPC Rating C - 73

Floorplan (no fit out shown)



For further information or an appointment please contact:

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