



**BNP PARIBAS  
REAL ESTATE**

Real Estate for a changing world

## 35 GREAT ST HELEN'S, LONDON EC3



**FITTED OUT OFFICES  
FROM 2,007 SQ FT (186.5 SQ M)**

For further information, please contact BNPPRE:

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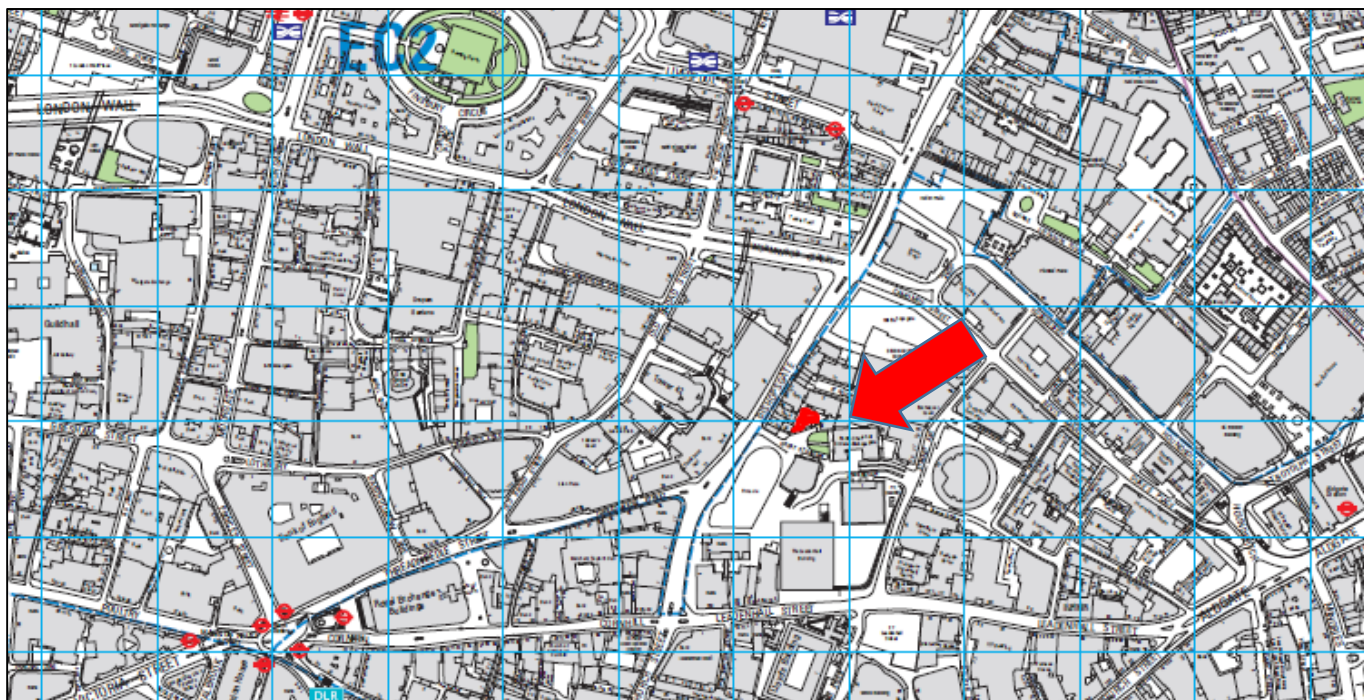
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### LOCATION

35 Great St Helen's is situated in the heart of the City tower cluster, between Bishopsgate and St Mary Axe, adjacent to the new 22 Bishopsgate tower. Bank and Liverpool Street stations are close by.

### ACCOMMODATION

The floors are currently fitted out to include a kitchen, meeting room and an open plan area.

FLOOR	SIZE (SQ FT)	SIZE (SQ M)	TIMING
5th	2,007	186.5	Available
4th	2,250	209	April 2020
3rd	2,646	245.8	April 2020
Ground	2,125	197.4	Feb 2020
Lwr Grd	2,570	238.8	April 2020



### SPECIFICATION

- Concierge
- Two 8 person passenger lifts
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- Metal tile suspended ceilings
- Male & Female WC's on each floor
- Bicycle and shower facilities
- EPC rating - D

### LEASE

New lease for a term by arrangement

### RENT

Guide £55.00 per sq ft pax (plus VAT)

### SERVICE CHARGE

Approximately £12.50 per sq ft pa

### BUSINESS RATES

Approximately £TBC per sq ft pa

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