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****NEW INSTRUCTION****

28 Throgmorton Street London EC2

2,260/3,147/5,407 sq ft (209/292/501 sq m)

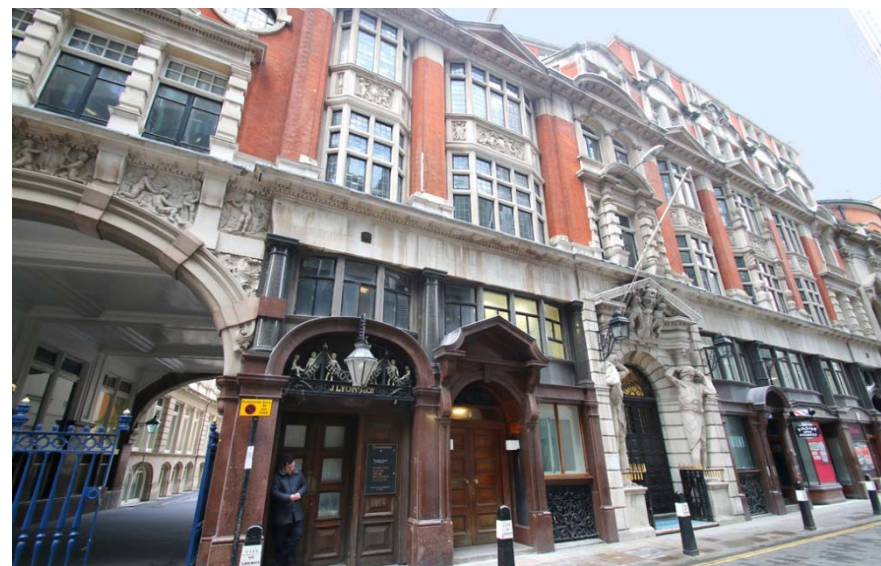
Location

The property is situated opposite the London Stock Exchange Tower on the north side of Throgmorton Street a thoroughfare that runs parallel to Threadneedle Street.

Transport links are excellent with Bank, Liverpool St and Moorgate stations within short walking distance.

Accommodation

The available suites are located on the 2nd & 3rd floors of this attractive grade II listed period building. The building has retained many of its original period features inc stained glass windows and ornate decoration.





Floor Areas & Outgoings

Floor	FT ²	Rent	S/C	Rates	Total
3	2,260	£79,100	£17,294	£38,366	£127,560
2	3,147	£94,500	£24,894	£53,424	£172,818
TOTAL	5,407	£173,600	£42,188	£91,790	£300,378

Amenities

- * Air conditioning
- * Raised floor
- * Perimeter trunking
- * Newly redecorated
- * CAT 2 lighting
- * Passenger lift
- * WC facilities
- * Excellent natural light
- * Entryphone
- * Attractive common parts



Lease

New full repairing and insuring lease/s are available for a minimum term of 3 years is, to be contracted outside of the 1954 Landlord & Tenant Act. The leases are each subject to a one-off administration fee of £1,500, plus VAT.

Possession

Immediately upon completion of legal formalities.

Viewing

Strictly by appointment through letting agents:

Gale Priggen & Co T: 020 7404 5043

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