

38

Threadneedle Street
London
EC2

5,945 sq ft
(552.30 sq m) approx.



First Floor
Offices



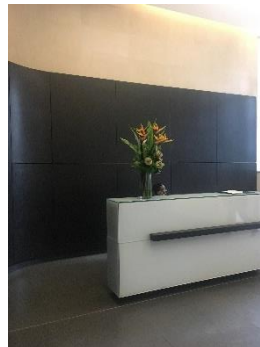
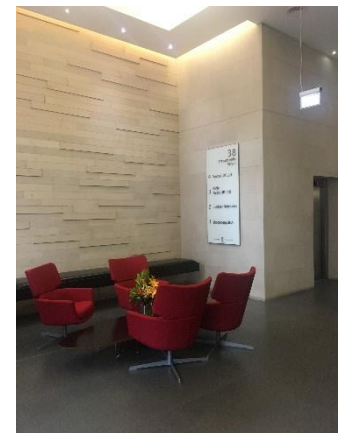
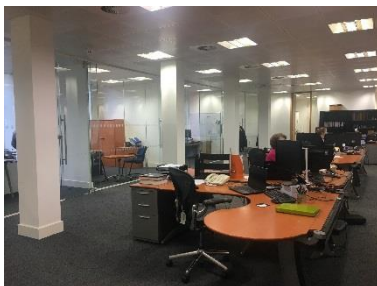
Location

38 Threadneedle Street is prominently located at the junction of Bishopsgate and Threadneedle Street in the heart of the City of London opposite 22 Bishopsgate. The surrounding area is well served by a wide range of shops, restaurants and wine bars. Bank, Liverpool Street and Cannon Street stations are all within a few minutes' walk of the building.

Accommodation

The available accommodation comprises the first floor as follows:

Floor	Size, sq ft (sq m)
First	5,945 (552.30) approx.



Amenities

- Air Conditioning
- Raised Floors
- 2 x Passenger Lifts
- Manned Reception
- Showers and Bike Storage
- 24 Hour Access

Lease

Available by way of a new lease for a term by arrangement direct from the Landlord.

EPC

Rating - E - 124

Possession

Immediate.

Rents, Rates and Service Charge

Floor	Rent (pa)	Rates (per sq ft) 18/19	Service Charge (per sq ft)
First	On Application	£22.65	£12.80 est.

Viewings

Strictly by appointment through sole agents Kinney Green:

Kim White
DDI: 020 7643 1506
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Becky Huckstep
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August 2018

Chartered Surveyors + Property Consultants

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