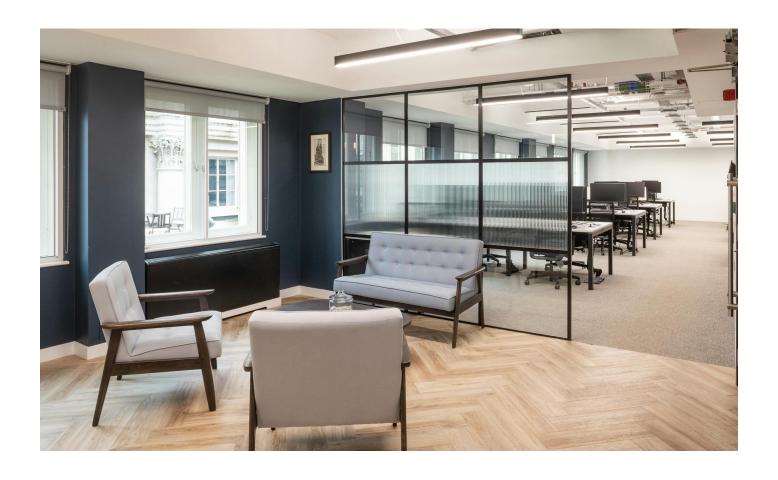


2 Throgmorton Avenue, EC2N Office To Let



Landlord CAT B fit out, ready to occupy.

- Plug-and-play floor
- End of trip facilities
- New LED lighting
- Private terrace
- High quality furnishings
- Suspended ceiling
- Period building

2 Throgmorton Avenue

London, EC2N 2DG







Summary

| Available Size | 2,414 sq ft / 224.27 sq m | |
|----------------|---------------------------|--|
| Rent | £72.50 per sq ft | |
| Rates Payable | £20.58 per sq ft | |
| Service Charge | £15.05 per sq ft | |
| Car Parking | N/A | |
| EPC | D | |

Property Highlights

Landlord CAT B in period building.

Location

Throgmorton Avenue is within a 5 minute walk of Liverpool Street, Bank and Moorgate stations. The local area offers a wide range of cafes, bars, restaurants and high-end retailers.

Accommodation

The accommodation comprises of the following

| Name | sq ft | Availability |
|--------------|-------|--------------|
| 4th - Fitted | 2,414 | Available |
| Total | 2,414 | |



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Amenities & Specifications

_ Fitout Concept: CAT B