



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

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	2,414 sq ft / 224.27 sq m
<b>Rent</b>	£72.50 per sq ft
<b>Rates Payable</b>	£20.58 per sq ft
<b>Service Charge</b>	£15.05 per sq ft
<b>Car Parking</b>	N/A
<b>EPC</b>	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
<b>Total</b>	<b>2,414</b>	

## Jamie Major



07799 341569

jamie.major@avisonyoung.com

## Alice Elder



07962 342 826

Alice.elder@avisonyoung.com

## Hannah Baxter



07442 375 903

hannah.baxter@avisonyoung.com

## Amenities & Specifications

— Fitout Concept: CAT B