



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

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	

Specification

- High-quality Plug-and-Play offices
- New LED lighting
- 24 Hour Access
- Passenger Lift
- Recently refurbished reception with seating area

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