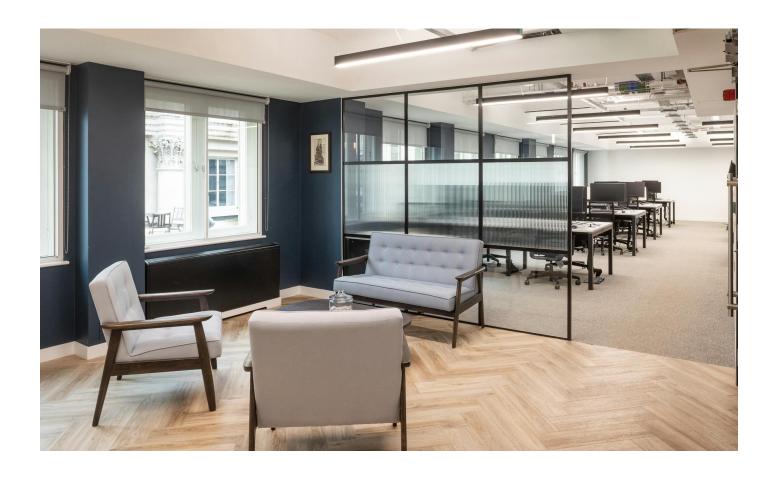


2 Throgmorton Avenue, EC2N Office To Let



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	

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