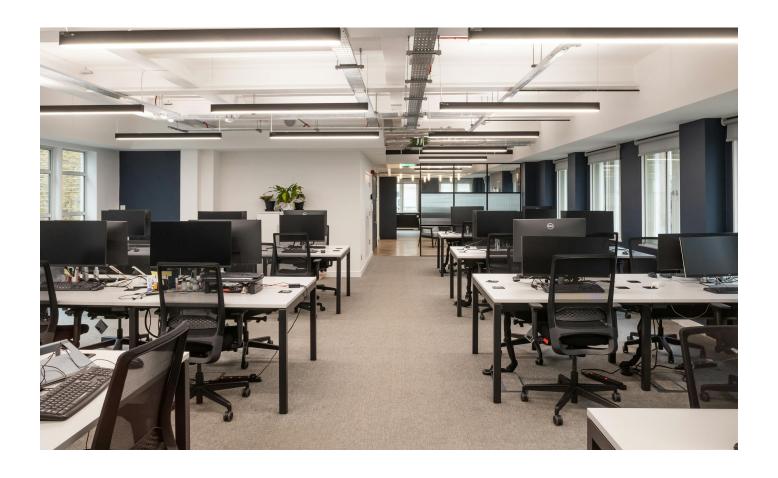


## 2 Throgmorton Avenue, EC2N Office To Let



# 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	£22.26 per sq ft	
Service Charge	£16.39 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



#### James Walker 02079112049 | 07957388184 james.walker@avisonyoung.com



#### Hannah Baxter 07442 375 903 hannah.baxter@avisonyoung.com

#### **Amenities & Specifications**

\_ Fitout Concept: CAT B