

NO. **2** THROGMORTON
AVENUE

2,414 SQ FT (225 SQ M)

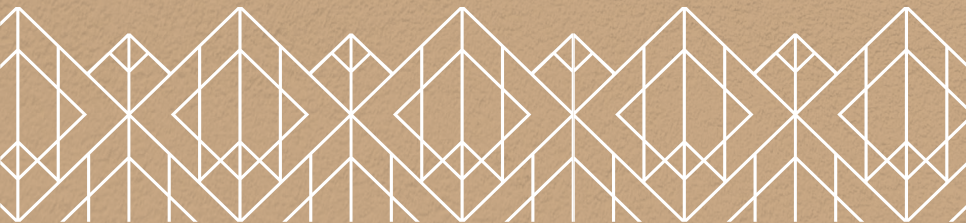
PREMIUM FITTED AND FURNISHED OFFICE SUITE TO LET

STUNNING
ORIGINAL
FEATURES

2,414 sq ft (255 sq m)

Boutique office floor with private terrace in a prime location.

This striking and prominent building offers Grade A office space within a 5 minute walk of Bank, Liverpool Street and Moorgate stations.





MODERN
SOPHISTICATED
DESIGN



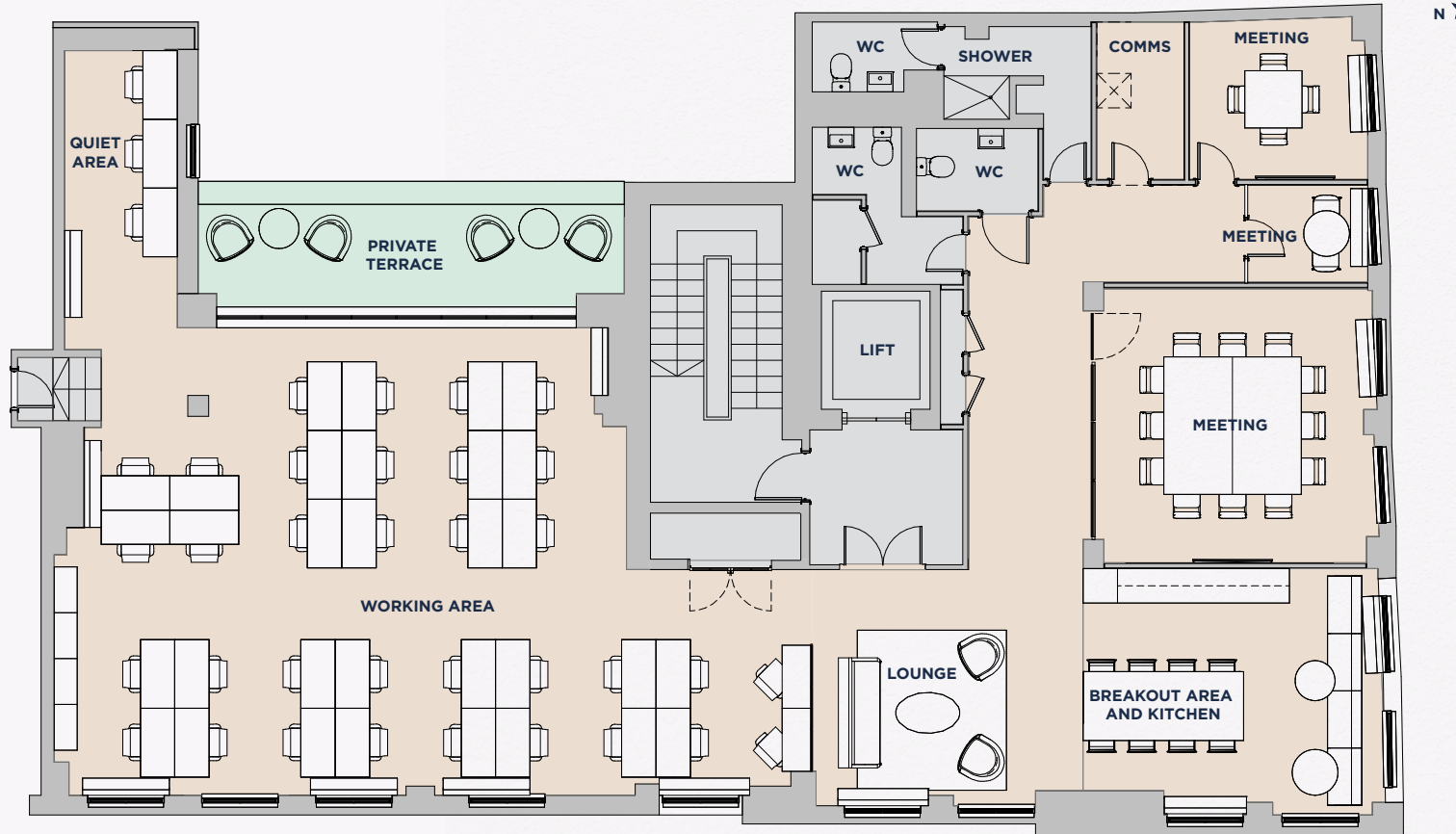
Flexible & efficient floor plate

The 4th floor has been refurbished and fitted-out to provide a furnished plug & play office suite, combining an adaptable layout with high quality finishes.



FOURTH FLOOR - 2,414 SQ FT (225 SQ M)

Floor plans are indicative.



PRIVATE
OUTDOOR
TERRACE

- 34 workstations
- 5 x hot desks
- Breakout area and kitchen
- 12-person meeting room
- 4-person meeting room
- 2-person meeting room
- Private outdoor terrace
- 3 WCs



FLEXIBLE,
ADAPTABLE
SPACES





CONTEMPORARY FINISHES

Excellent features and amenities

Distinguished, clean design finishes including recently refurbished reception and Grade A office floor offering a mixture of collaborative break out space, meeting rooms and open plan desking.

The building boasts high quality finishes and character features throughout.



Plug & Play



2 minute walk to Finsbury Circus



Fully cabled



Full height raised floor



Fully fitted, with furniture



New LED lighting



Recently refurbished reception



Fully air conditioned



Period character



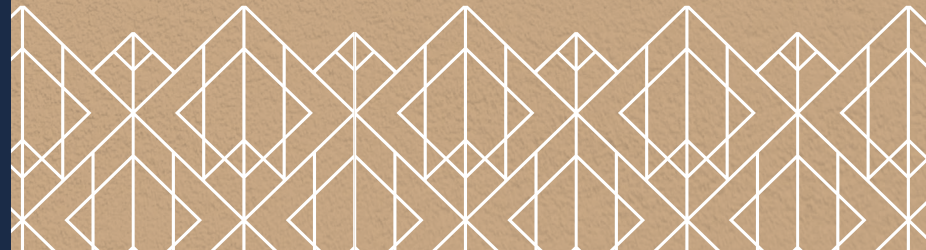
End of trip facilities



High quality finishes



Private terrace







HIGH QUALITY AMENITIES



Location

Situated in the most well connected area in all of London.

TUBE TRAVEL TIMES FROM

 BANK

-  **3 MINS**
WATERLOO
-  **6 MINS**
ALDGATE EAST
-  **7 MINS**
OXFORD CIRCUS
-  **9 MINS**
KING'S CROSS
-  **10 MINS**
EUSTON
-  **12 MINS**
WESTMINSTER

ELIZABETH LINE TRAVEL TIMES FROM

 LIVERPOOL ST

- 6 MINS**
FARRINGTON
- 13 MINS**
CANARY WHARF
- 13 MINS**
BOND STREET
- 15 MINS**
PADDINGTON
- 42 MINS**
HEATHROW
- 68 MINS**
READING



 WALKING TIMES FROM THE PROPERTY

2 MINS
LIVERPOOL ST

5 MINS
BANK

5 MINS
MOORGATE

8 MINS
CANNON ST



SPITALFIELDS MARKET



FINSBURY CIRCUS GARDENS



THE NED, BANK STATION

A vibrant neighbourhood

The area is home to some of the most exciting food and beverage and leisure offerings in London. Whether you're after a 24-hour sky terrace, Michelin star lunch or a luxury shopping experience, the City delivers it all.



THE ROYAL EXCHANGE



THE NED



BROADGATE CIRCLE

Amenities

This vibrant area boasts some of the best bars and eateries around.

Cafés & Bars

- 1 The Jugged Hare
- 2 The Brewery
- 3 Rosslyn Coffee
- 4 Coco di Mama
- 5 Black Sheep Coffee
- 6 The Tokenhouse
- 7 Puttshack
- 8 The Globe
- 9 Barbie Green

Restaurants

- 1 Hawksmoor
- 2 Burger & Lobster
- 3 Coq D'argent
- 4 Manicomio
- 5 Brigadiers
- 6 The Ned
- 7 Caravan
- 8 Eataly
- 9 Homeslice
- 10 Coya
- 11 Temper City
- 12 Mint Leaf Lounge
- 13 Enoteca Da Luca Guildhall
- 14 L'Entrecôte

Hotels

- 1 South Place Hotel
- 2 Apex London Wall Hotel
- 3 Pan Pacific London
- 4 The Ned
- 5 Andaz London Liverpool St

Culture

- 1 Museum of London
- 2 Barbican Centre
- 3 St Paul's Cathedral
- 4 Guildhall
- 5 St Mary Aldermanbury
- 6 Royal Exchange

Gyms

- 1 Kobox
- 2 Barry's Bootcamp
- 3 PureGym
- 4 Gymbox
- 5 Digme
- 6 Virgin Active



**AVISON
YOUNG**

Avison Young
65 Gresham Street
London EC2V 7NQ

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Jamie Major
07799 341 569
jamie.major@avisonyoung.com

Daniel Gilbert
07879 475 112
daniel.gilbert@avisonyoung.com



BNP PARIBAS

BNP Paribas Real Estate
5 Aldermanbury Square
London EC2V 7BP

Alastair Robinson
07939 939 824
alastair.robinson@realestate.bnpparibas

Ben Rainbow
07909 487 189
ben.rainbow@realestate.bnpparibas

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