



Office To Let

2 Throgmorton Avenue

London, EC2N 2DG

Landlord CAT B fit out, ready to occupy.

2,414 sq ft (224.27 sq m)

**AVISON
YOUNG**

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Summary

Available Size	2,414 sq ft / 224.27 sq m
Rent	£72.50 per sq ft
Rateable Value	£92,000
Service Charge	£16.39 per sq ft
Car Parking	N/A
EPC	D

Description

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



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