



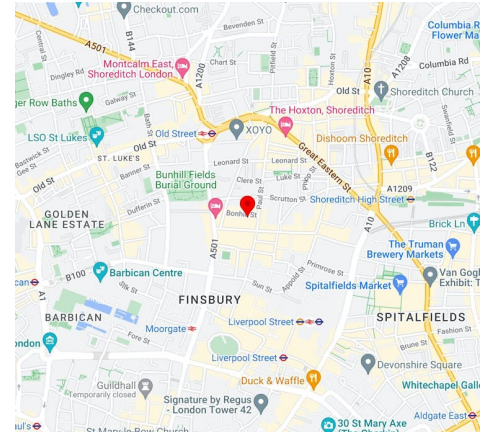
Bright, open-plan and
partially fitted office in
the City Fringe

- Air Conditioning
- New LED Lighting
- Excellent Natural Light
- New Kitchenette
- Self-contained potential (STP)
- Refurbished reception

9 Bonhill Street

London, EC2A 4DJ

**AVISON
YOUNG**



Summary

Available Size	860 to 4,113 sq ft / 79.90 to 382.11 sq m
Rent	£45 per sq ft
Rates Payable	£14.62 per sq ft Based on 2024 / 2025 rates
Service Charge	£12.37 per sq ft The service charge for the ground floor is £6.61
EPC	Upon enquiry

Property Highlights

The first floor provides recently refurbished, partially fitted space which benefits from new LED lighting and kitchen/tea point. The space offers spacious floor plates with brilliant natural light.

The ground floor provides great natural light and also has the potential to be a self-contained space (STP).

Location

The building is within a ten minute walk of Moorgate, Old Street and Liverpool Street stations. The location bridges the gap between the city and tech belt, offering easy access to the traditional commercial districts and the vibrancy of Shoreditch/ Old Street.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	3,253	302.21	Available
Ground - Office	860	79.90	Available
Total	4,113	382.11	



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