



OFFICE TO LET

42/44 Bishopsgate, City, London, EC2N 4AH

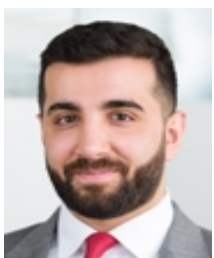


 RENT £45,000 PA / £45 PSF

 SIZE 995 Sq Ft / 92.4 SQM

 FLOOR(S) 1st Floor

 AVAILABLE Immediately



CONTACT

Kutlay Akpınar
020 7843 9198
07976 378 467
kutlay.a@pearl-coutts.co.uk

- Last remaining unit!
- Newly refurbished
- Prime location
- Perimeter Trunking
- Air conditioning
- Excellent natural light
- Access 24 / 7
- Signature design

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THE SPACE


Newly refurbished office suite to let on the first floor of this striking, modern office building in the heart of The City.


























LOCATION

The building is situated in the heart of the financial district of the City of London on the east side of Bishopsgate at its junction with Great St Helen's.

NEARBY

- | | |
|---|---|
|  20+ Gyms |  20+ Restaurants |
|  20+ Bars / Pubs |  20+ ATMs |
|  20+ Accountants |  20+ Banks |
|  20+ Cafes |  5 Meal Deliveries |
|  13 Parking Places |  4 Post Offices |

 **Bus Routes**
8, 25, 26, 35, 42, 47, 100, 149, 205, 344, 388, n133, n242, n550, n551

- | | |
|--|--|
|  London Fenchurch Street
 |  Aldgate
  |
|  Liverpool Street
Elizabeth line |  Liverpool Street
  |
|  Liverpool Street
 |  Liverpool Street
    |
|  Bank
 |  Bank
   |
|  Monument
  |  Tower Hill
  |

USE

B1 - Office

LEASE

The premises are available on a new effectively full repairing and insuring lease for a term of years to be agreed.

DEPOSIT

Three month rent deposit which accrues interest and is returned at the end of the term.

SERVICE CHARGE

Approximately £6,745.33 + VAT for the year ending 23/06/19. Details to follow shortly.

BUSINESS RATES

Business rates are payable to the City of London Corporation. Due to the recent refurbishment of the entire building, the rates are yet to be assessed. Please rely on your own confirmation directly with the local authority.

BUILDINGS INSURANCE

You would be liable for 18.8197% of the whole buildings folio which is £633.87 ex VAT for the whole of 2019.

FEES

One-off administration fee of £1,500 ex VAT

VAT

The building is subject to VAT

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

EPC

B (26 - 50)

 **50** : This property

These details were updated on 06/02/2024

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