



35 Great St Helens, London EC3

Boutique Offices
Fully Fitted and Furnished Suites

2,570 – 5,207 Sq Ft (239 - 484 Sq M)

1ST FLOOR - NOW AVAILABLE
LOWER GROUND FLOOR -
TO BE REFURBISHED

OFFERING FULLY FITTED,
FURNISHED & CABLED
CAT B SPACE



Refurbished Exterior CGI



Concierge



2 x 8 person
passenger lifts



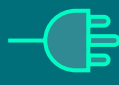
4 pipe fan
coil air
conditioning



Fully
accessible
raised floors



Metal tile
suspended
ceilings



Fully
cabled



Wired
for power
and data



Bicycle
facilities



Showers



LED lighting



Fully fitted
Cat B



Live
internet



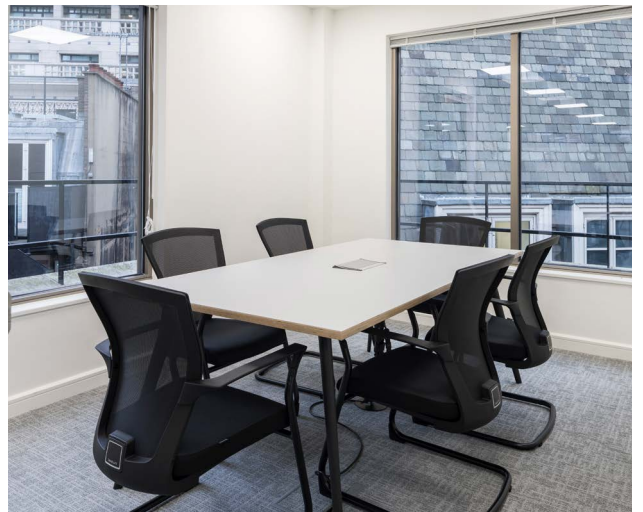
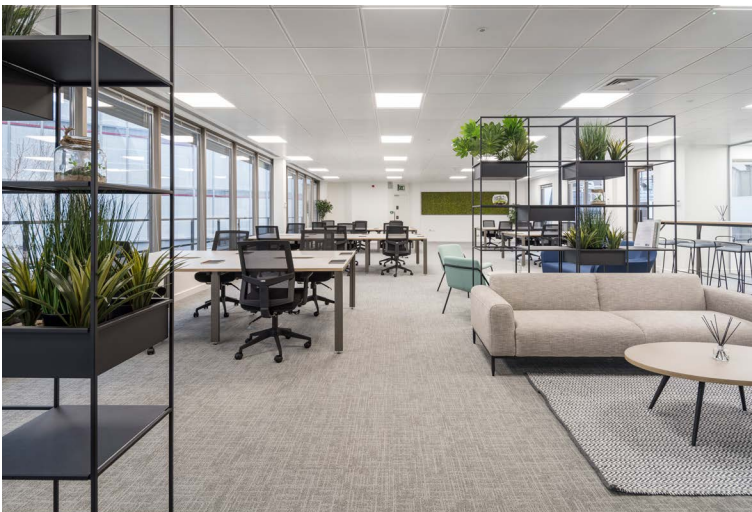
Refurbished Entrance CGI

ACCOMMODATION

Floor	Sq Ft	Sq M
5th	Let	Let
4th	Let	Let
3rd	Let	Let
2nd	Let	Let
1st	2,637	245
Ground	Let	Let
Lower Ground	2,570	239
Total	5,207	484



EXCEPTIONAL OUTLOOK
ACROSS MATURE TREES
AND LANDSCAPED
CHURCHYARD



FIRST FLOOR PLAN

Workstations	24
4 person meeting room	1
10 person meeting room	1
Breakout areas	2
Waiting area	1
Kitchenette	1

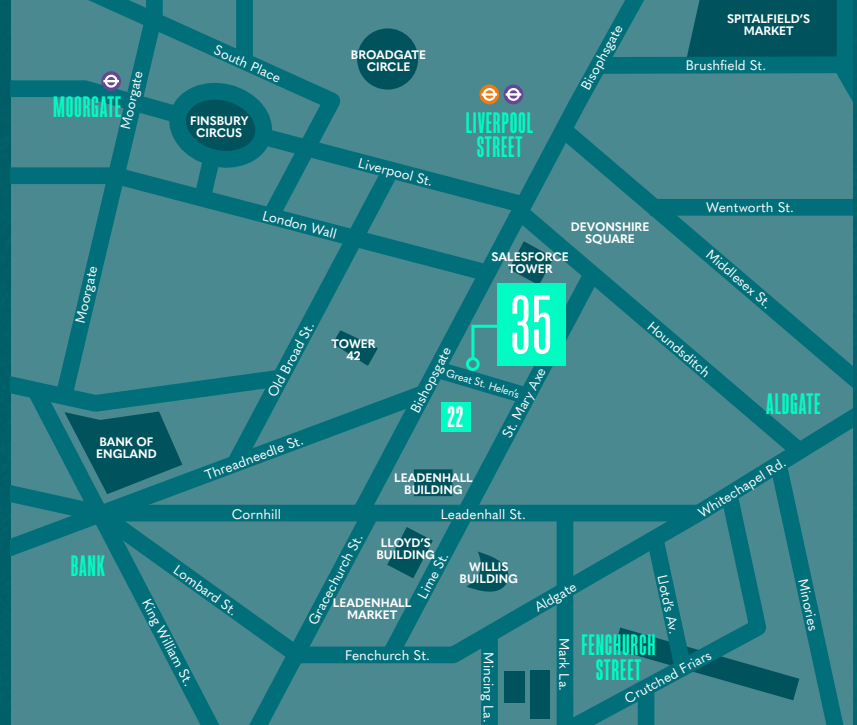


LOWER GROUND FLOOR PLAN

Workstations	24
4 person meeting room	1
8 person meeting room	1
Breakout areas	2
Waiting area	1
Kitchenette	1

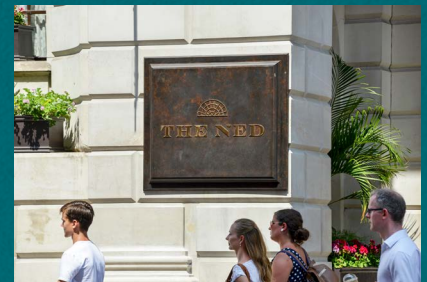


Plans not to scale,
for indicative purposes only.



LOCATED IN THE CITY CORE

The building is situated in the heart of the City tower cluster, between Bishopsgate and St Mary Axe, adjacent to new 22 Bishopsgate tower. It benefits from the finest amenities the City has to offer and is well connected with Bank and Liverpool Street stations close by.



LIVERPOOL STREET



5 mins walk

BANK



6 mins walk

FENCHURCH STREET



7 mins walk

MONUMENT STREET



8 mins walk



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**NEWTON
PERKINS**

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