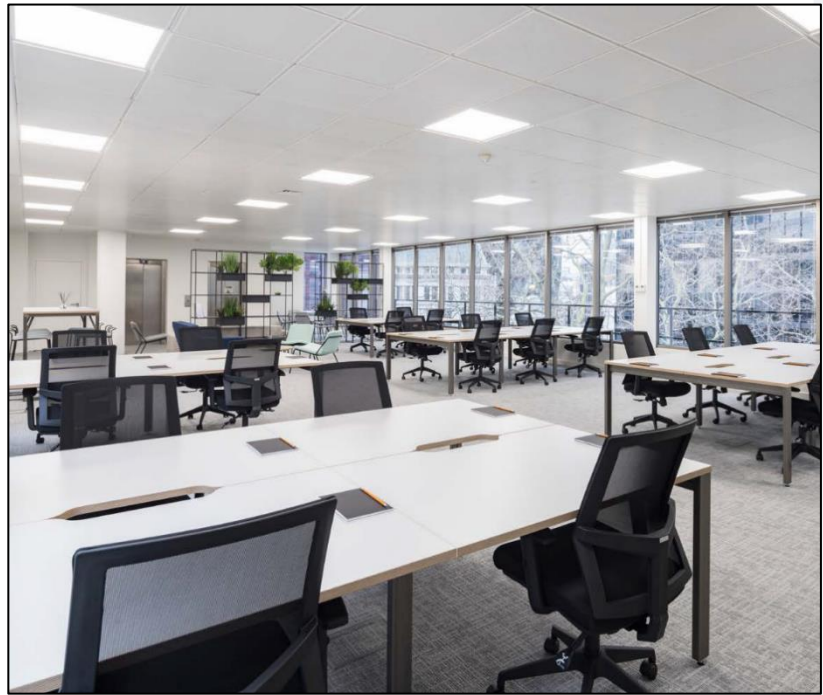


High Quality 'Plug & Play' Offices adjacent to 22 Bishopsgate

35 Great St Helen's, London, EC3



Transport Links

- 0.30 miles from Bank
- 0.40 miles from Liverpool Street
- 0.40 miles from Fenchurch Street

Lease

A new lease is available direct from the Landlord for a term by arrangement.

Service Charge

Estimated at £17.40 per sq. ft.

Accommodation

2 nd Floor	2,648 sq. ft.	246m ²
Lower Ground	U/O	

TOTAL:

Rent

2nd Floor – £72.50 per sq. ft.

VAT

The building has been elected for VAT.

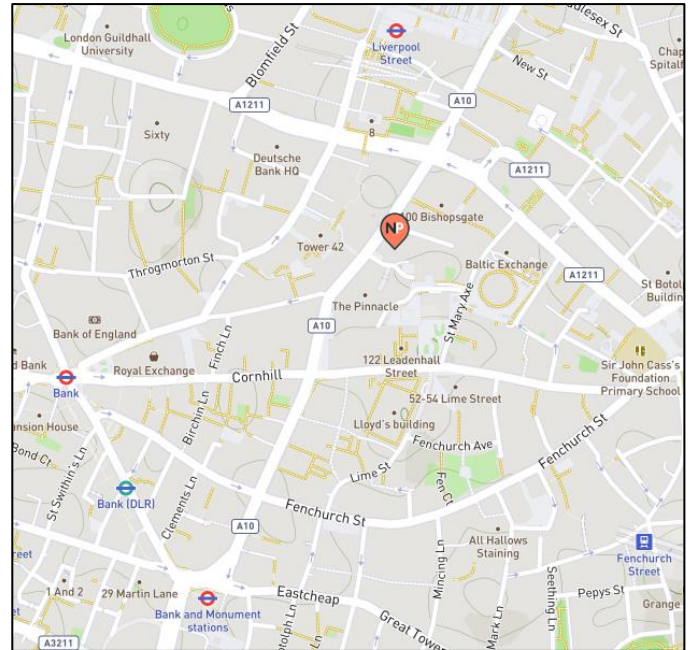
Rates Payable (2023/24)

2nd Floor Ground – £21.50 per sq ft

However, all interested parties should make their own enquiries.

Amenities

- Fully fitted floor
- 22 workspaces in situ
- Fan Coil Air Conditioning
- Fully Accessible Raised Floors
- Metal Tile Suspended Ceilings
- 2 x Passenger Lifts
- Manned Reception
- Shower & Bike Storage
- 24 Hour Access
- Male & Female WC's on each floor



Newton Perkins

Chris Sutcliffe – 07970 831 250
E-mail: crs@newtonperkins.com

Nick Russell-Smith – 07918 588 107
E-mail: nrs@newtonperkins.com

BNP Paribas

Tim Williams – 07717 576 894
tim.williams@realestate.bnpparibas

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property