# 8 - 9 NEW STREET, LONDON, EC2

882 – 1,779 SQ FT FULLY FITTED OFFICES AVAILABLE

ACCOMMODATION TO LET ON A TRADITIONAL OR MANAGED BASIS





## HIGH QUALITY PLUG AND PLAY OFFICE SPACE











### 8 - 9 New Street

8 –9 New Street is an attractive period building located over the ground and five upper floors. The property is situated next to Liverpool Street station and provides further excellent transport links from Moorgate and Old Street stations. The building is just a short walk from the vibrant Devonshire Square, which is home to a variety of restaurants, shops and plays host to many exciting events. The accommodation is now available in a brand new Fully Fitted specification.

#### **Terms**

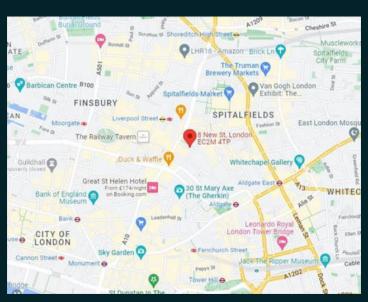
**Term:** New FRI lease available direct from the landlord.

**Guiding Rent:** £58.50 per sq ft pax **Rates:** est. £17.00 per sq ft pa

Service charge: est. £7.50 per sq ft pa

**EPC:** 37 - B

**VAT**: Elected for VAT.



#### **Schedule of Areas**

Floor	SQ FT	SQ M	Status
Fifth	799	74.20	LET
Fourth	905	84.10	LET
Third	897	83.30	Available
Second	882	81.90	Available
First	890	82.70	LET
Ground	971	90.20	LET
Total	3,483	323.58	

#### **Specification**

- Plug and Play
- Extensive internal refurbishment
- Full fit-out includes desks with individual capsule power units, lockers and storage units.
- Meeting room with 55" monitor, meeting table with integrated power and associated meeting cables.
- Kitchenette with integrated dishwasher and casual seating.
- New LED lighting
- Break-out area

Misrepresentation Act: 1. Allsop LLP and Gryphon Property Partners Ltd on its own behalf and on behalf of the vendor/lessor of this property whose agent Allsop LLP and Gryphon Property Partners Ltd gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or presentations of fact; and (c) the vendor/lessor does not make or give, and neither Allsop LLP and Gryphon Property Partners Ltd nor any of its members or any person in its employment has any authority to make or give, any representations or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; © ensure that any items expressed to be included are available and in working order; (d) arrange a full structural ( and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Allsop is the trading name of Allsop LLP and Gryphon Property Partners Ltd. August 2022.

#### TYPICAL FLOORPLAN



Norkspace

Meeting Room

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#### **For More Information**

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