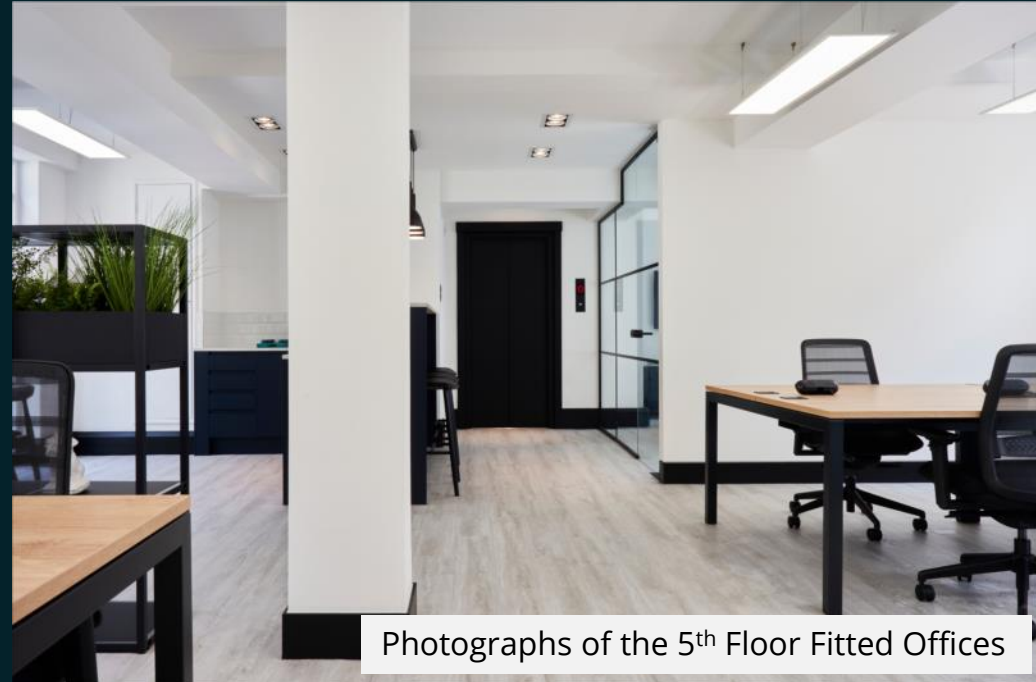


8 - 9 NEW STREET, LONDON, EC2

799 - 3,483 SQ FT
REFURBISHED CAT A / FULLY FITTED OFFICE
ACCOMMODATION TO LET



HIGH QUALITY PLUG AND PLAY OFFICE SPACE



Photographs of the 5th Floor Fitted Offices

8 - 9 NEW STREET

8 - 9 New Street is an attractive period building located over ground and five upper floors. The property is situated next to Liverpool Street station and provides excellent transport links with Liverpool Street, Moorgate and Old Street stations close by, served by mainline underground and overground services which include the Elizabeth Line. The accommodation is available in a CAT A and Fully Fitted specification.

Terms

Term: New FRI lease available direct from the landlord.

Guiding Rent: £56.00 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	Available
Fourth	905	84.10	Available
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

5th Floor space plan



For More Information

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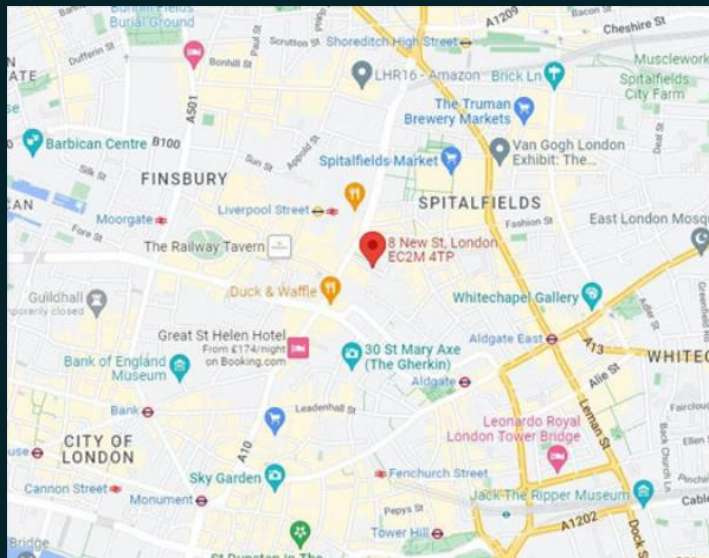
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