Plug & Play Office – 1st Floor
28 Threadneedle Street, London, EC2

Transport Links

- 0.10 miles from Bank
- 0.30 miles from Liverpool Street
- 0.50 miles from Aldgate
- 0.50 miles from Fenchurch Street

Lease

Sublease until 1st July 2028 or by way assignment until 4th August 2033. New Lease from Landlord may also be considered.

Rent

£65.50 per sq. ft.

Service Charge

£6.14 per sq. ft.

Accommodation

1st Floor	1,616 sq. ft.	U/O

Rates Payable (2024/25)
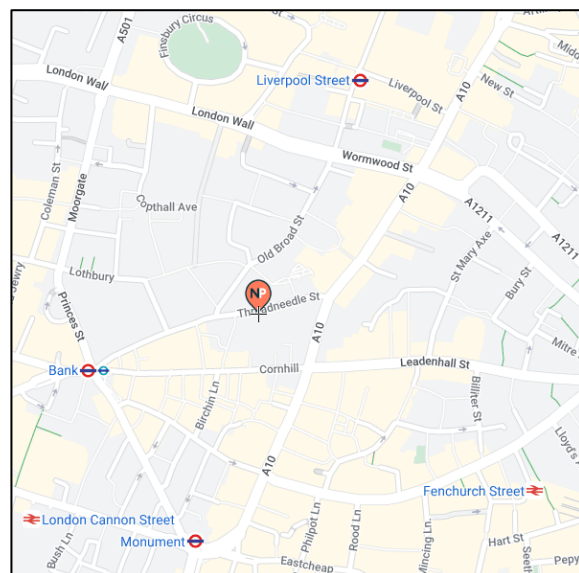
Estimated at £18.32 per sq. ft.

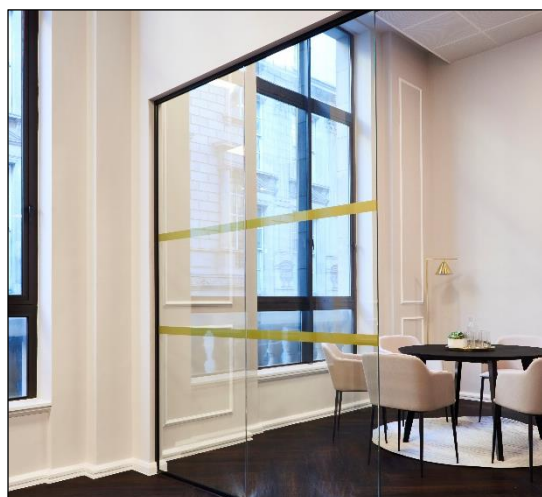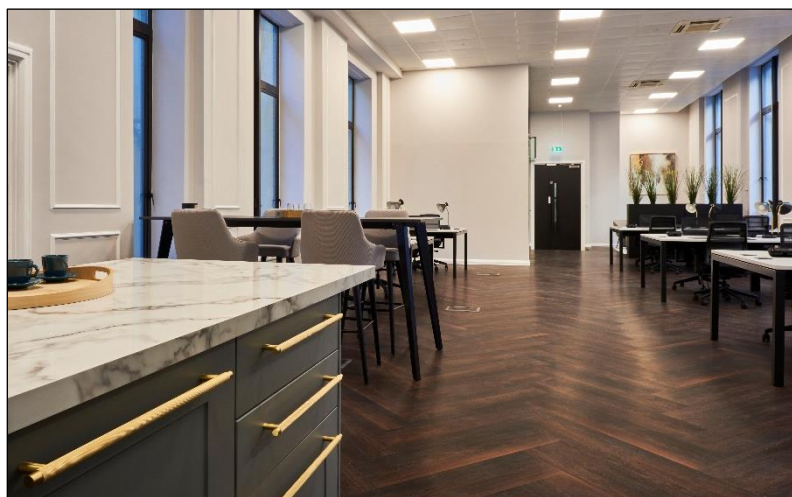However, all interested parties should make their own enquiries.

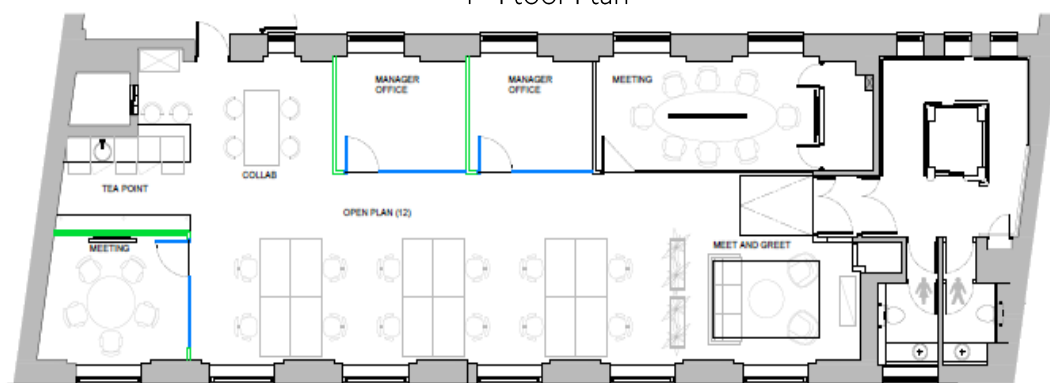## VAT

The building has been elected for VAT.

Amenities

- High quality 'Plug & Play'
- 12 workstations
- Full fit-out includes desks with individual capsule power units.
- 2x Managers Offices
- 8-person boardroom with 55" monitor, meeting table with integrated power and associated meeting cables
- 4-6 person meeting room
- Extensive internal refurbishment
- Kitchenette with integrated dishwasher and fridge
- New LED lighting
- Break-out area
- Bicycle storage
- EPC (B)

1st Floor Plan

Newton Perkins

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