

Cat A+ Offices to Let

1-2 New Street, EC2



Transport Links

- 0.157 ft from Liverpool Street Station
- 0.40 miles from Aldgate Station
- 0.50 miles from Aldgate East Underground Station
- 0.50 miles from Moorgate Station

Lease

New leases are available direct from the Landlord for terms by arrangement.

Service Charge (2023/24)

Estimated at £18.65 per sq. ft.

VAT

The building has been elected for VAT.

Accommodation

3 rd Floor	850 sq. ft.	79 m ²	CAT B
Upper Ground Floor	710 sq. ft.	66m ²	CAT A+

Rent

3rd Floor - £72.50

Upper Ground Floor - £67.50 per sq. ft.

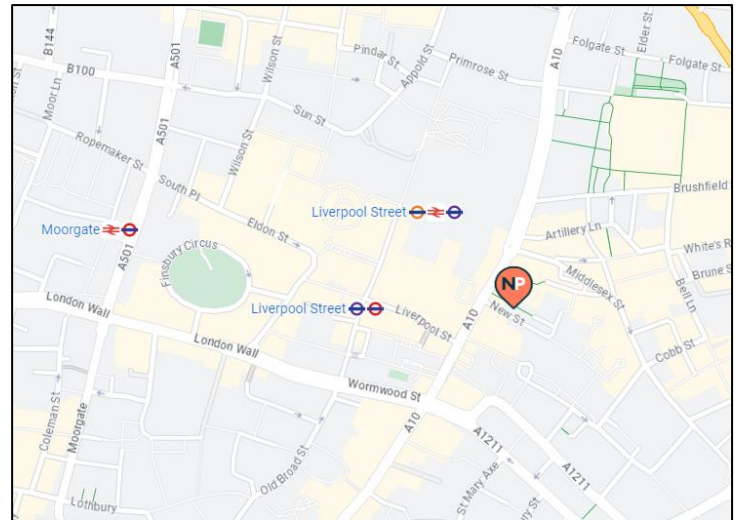
Rates Payable (2024/25)

Estimated at £16.21 - £16.68 per sq. ft.

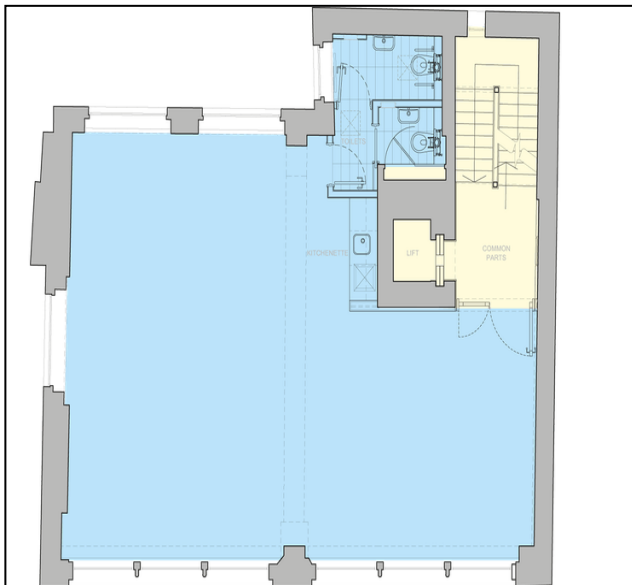
However, all interested parties should make their own enquiries.

Amenities

- Exposed services
- Fitted with kitchenette & meeting room
- Self-contained WC's
- VRF air conditioning system with fresh air ventilation
- Generous floor-to-ceiling heights
- 3 compartment perimeter trunking
- Plasterboard ceilings with energy efficient LED lighting
- New 7 person passenger lift
- 2 showers



Indicative Floorplan



Newton Perkins

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