

iNGLEBY TRICE.

**30 Old Broad Street,
London, EC2**



An efficient, high quality, fitted floor in exceptional City core location available in Q1 2025.

Details









Prominently positioned on the northern corner of the Tower 42 Estate, 30 Old Broad Street offers a tenant the opportunity to occupy an extremely desirable City of London address.

Sitting within the Tower 42 Estate, 30 Old Broad Street benefits from a constantly evolving and carefully curated selection of retailers on its doorstep. In addition, the first-class retail destination, The Royal Exchange and the established dining option within Leadenhall Market are a short walk away. On completion of the works to Bishopsgate, occupiers will benefit from access to London's most transformational food, beverage and retail offerings being created by the large developments and the extensive re-development around Liverpool Street Station.

Liverpool Street station is within 5 minutes' walk, Bank station 6 minutes and Moorgate 9 minutes' walking distance.

Available Q1 2025.

Specification

-  Private roof terrace
-  Air conditioning
-  Efficient floorplate
-  Newly refurbished reception
-  Bright South facing corner site
-  Car parking available
-  24-hour access and security
-  EPC: B (49)



Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
Q1 2025	1st	7,504	80 Desks 5 Meeting rooms	£85,000.00	£136.00	3 years	Available

Fully Managed Pricing Includes:

CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT *



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

Subject to contract.

All prices and rents quoted are net of VAT.

Additional services available upon request

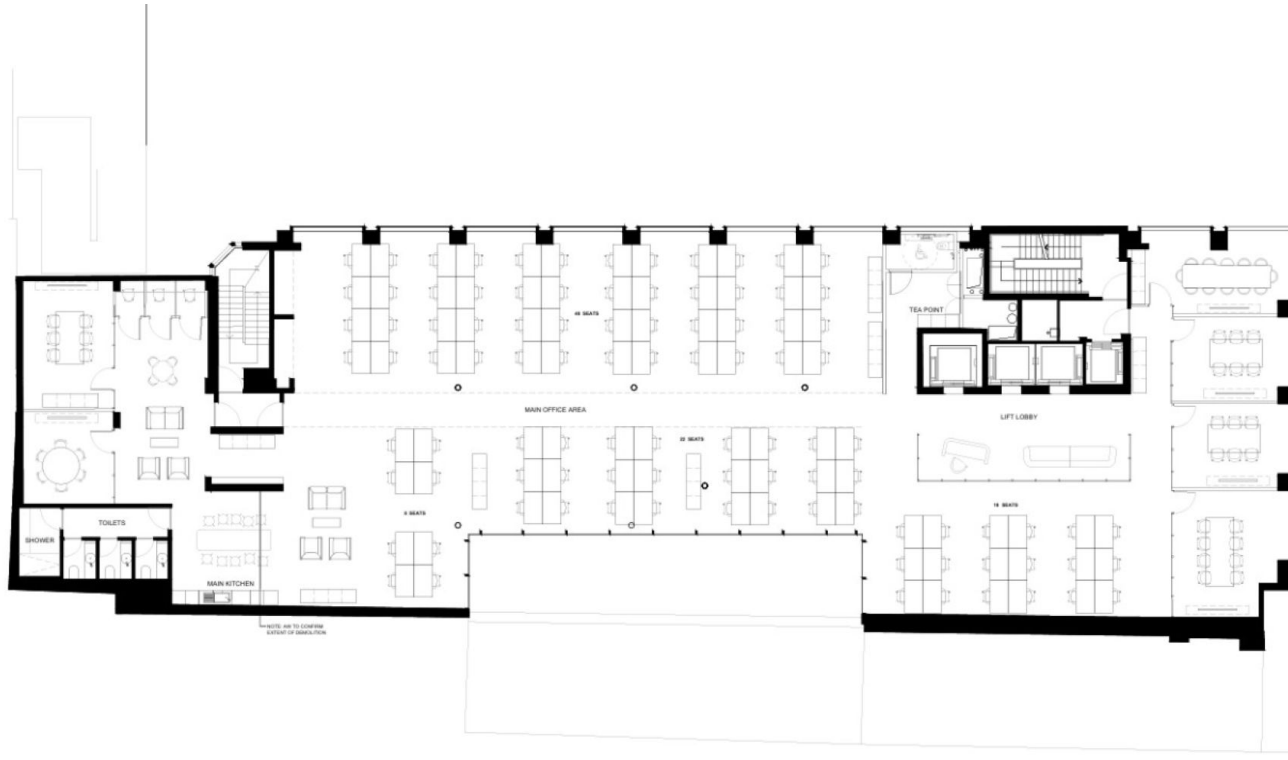
Non managed (conventional) costs available upon request

May 7, 2021









Floor Plan

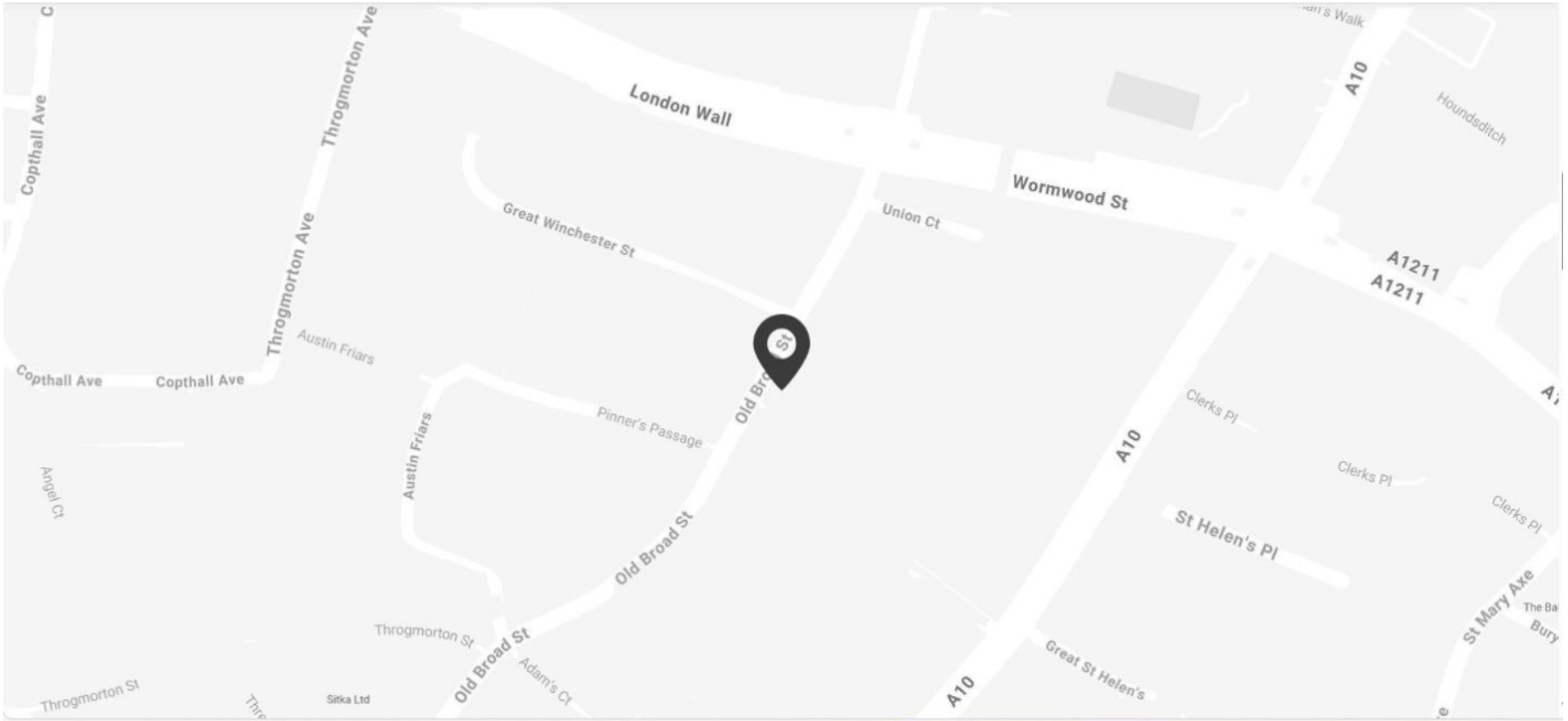
Floor: **1st Floor**

Size (NIA) : **7,504 Sq Ft**

Desks: **80**

Meeting Rooms: **5**

Floor plan not to scale.



Leasing Agent Contact Information :

Jake Halstead

[07989 481012](tel:07989481012)

j.halstead@inglebytrice.co.uk

James Heyworth-Dunne

[07779 327071](tel:07779327071)

jhd@inglebytrice.co.uk

Francis Cundell

[07939 598545](tel:07939598545)

f.cundell@inglebytrice.co.uk