

INGLEBY TRICE.

**7 Bishopsgate,
London, EC2**

Plug and play offices available in a well connected Grade A building in the heart of the City









Details

Designed under the mantra 'ready to work', the floors are delivered with a high quality landlord 'plug and play' fit out installed.

7 Bishopsgate is attractively located between the arterial transport hubs of Bank and Liverpool Street, offering unrivalled connectivity to both the City and wider London.

The local amenity offering is also exceptional with the established luxury retail of the Royal Exchange / Cheapside / Leadenhall Market and food and beverage offering at the Broadgate Estate, are all within a short walk.

Specification

-  New LED lighting
-  Air Conditioning
-  2.7m floor to ceiling height
-  3 x 13 person lifts and
-  1 x 8 person lift serving all floors
-  Refurbished and secure bike racks and showers
-  Impressive double height marble reception
-  EPC: C (51)

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	3rd	7,908	7 Meeting rooms	£86,000.00	£131.00	3 years	Available
Now	1st	7,083	62 Desks 8 Meeting rooms	£69,000.00	£117.00	3 years	Available
Q2	Ground	5,813	60 Desks 4 Meeting rooms	£56,000.00	£116.00	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

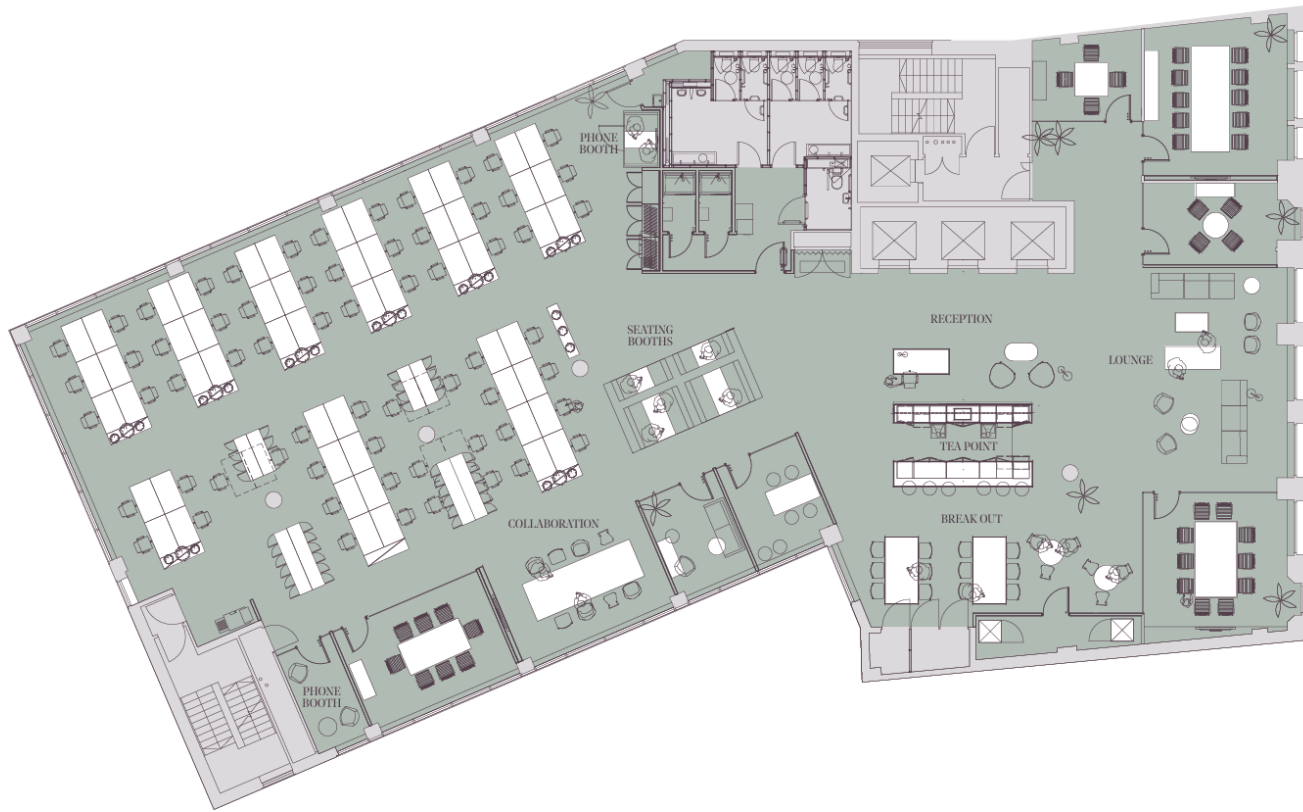
Non managed (conventional) costs available upon request

June 5, 2023









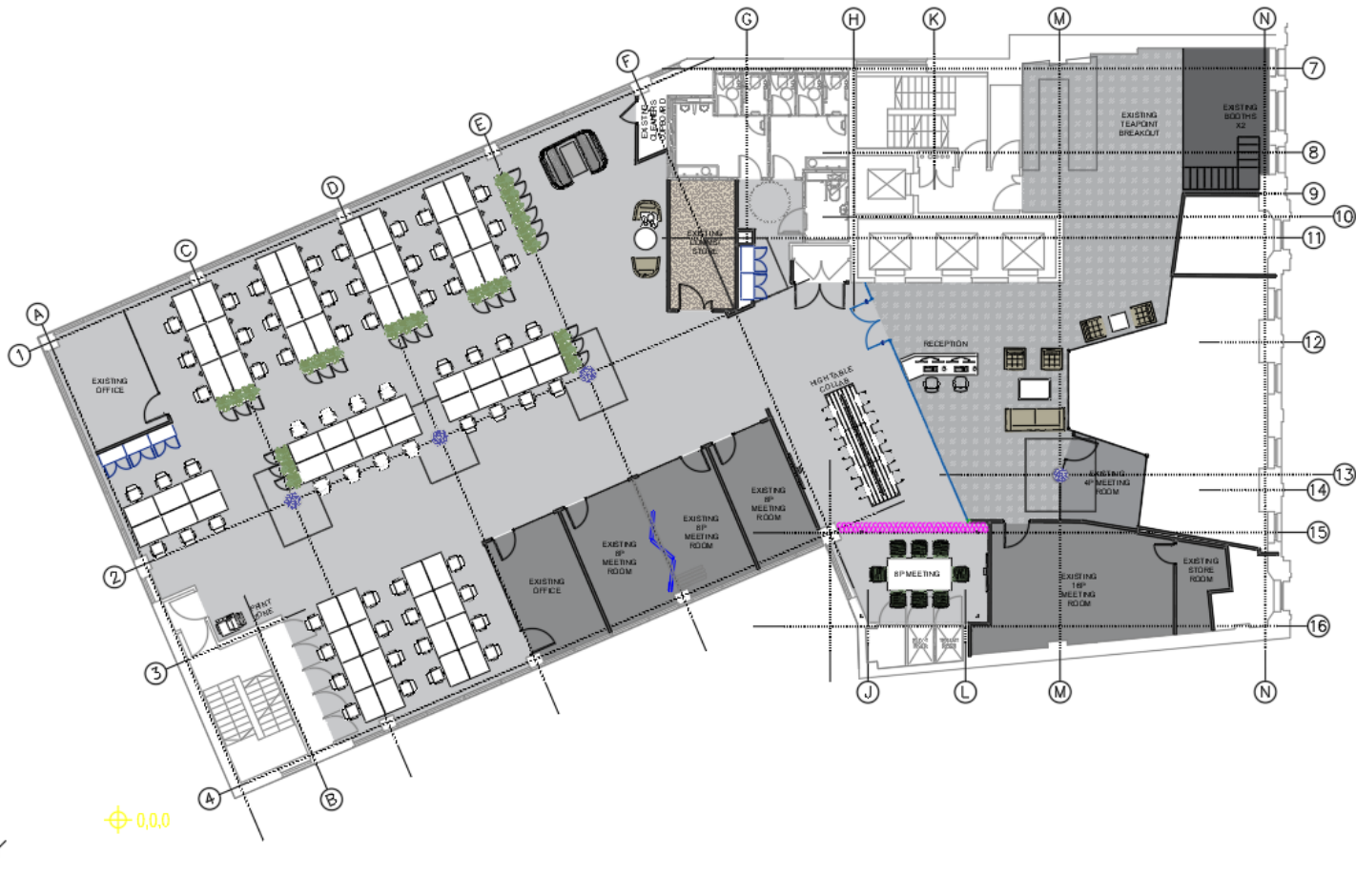
Floor Plan

Floor: **3rd Floor**

Size (NIA) : **7,908 Sq Ft**

Meeting Rooms: **7**

Floor plan not to scale.



Floor Plan

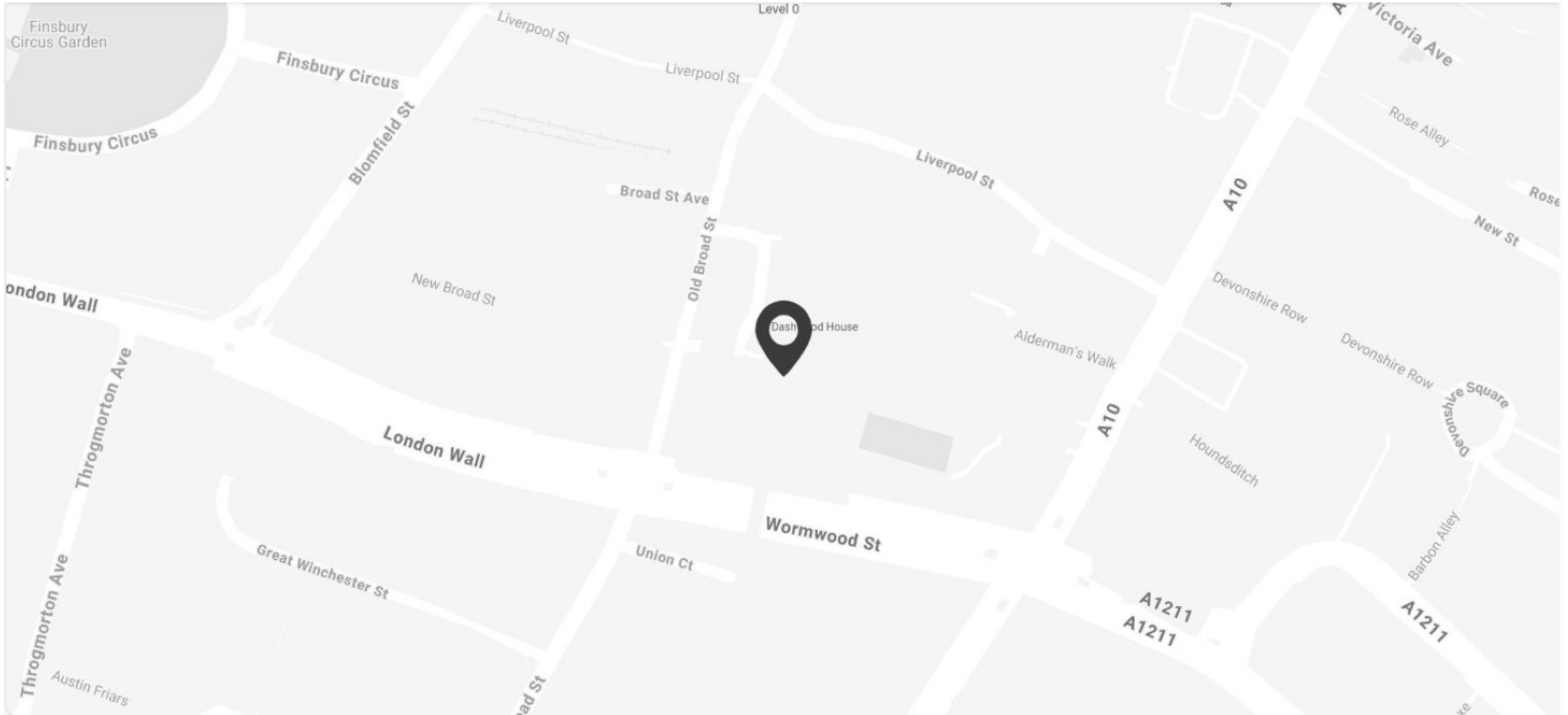
Floor: **1st Floor**

Size (NIA) : **7,083 Sq Ft**

Desks: **62**


Meeting Rooms: **8**

Floor plan not to scale.




Leasing Agent Contact Information :

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