

iNGLEBY TRICE.

**Tower 42, 25 Old Broad Street,
London, EC2**

Tower 42: Your choice of lease, size, view and fit out







Details

Tower 42 is a landmark building, offering 324,000 sq ft of high-quality office space spread over 42 floors in the heart of the City of London. T42 has a Platinum Wired Score Certification for 'best-in-class' internet infrastructure.

www.tower42.com

Tower 42 lies on the east side of Old Broad Street, amongst the City high rise cluster, within close proximity of The Bank of England and The Royal Exchange. Bank (Central and Northern Line), Moorgate (Northern, Circle, Metropolitan, Hammersmith and City lines) and Liverpool Street (Northern & Central) Underground and Mainline stations are just a short walk away. The Elizabeth Line (Crossrail) will be available from both Liverpool Street and Moorgate stations once open.

Specification

-  All inclusive "Plug and Play" terms or Cat A with high quality fit out
-  Lease flexibility available from 12 months +
-  Highly efficient column free floor plates
-  Fully air conditioned & raised floor
-  N+1 power resilience
-  Cycle racks and showers
-  19 x 18 person lifts
-  24 hour access and security

Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
Now	40B	3,100	36 Desks 4 Meeting rooms	£46,000.00	£178.00	1 year	Available
Now	21C	2,970	36 Desks 3 Meeting rooms	£39,800.00	£161.00	1 year	Available
Now	3A	2,773	36 Desks 3 Meeting rooms	£33,000.00	£143.00	1 year	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

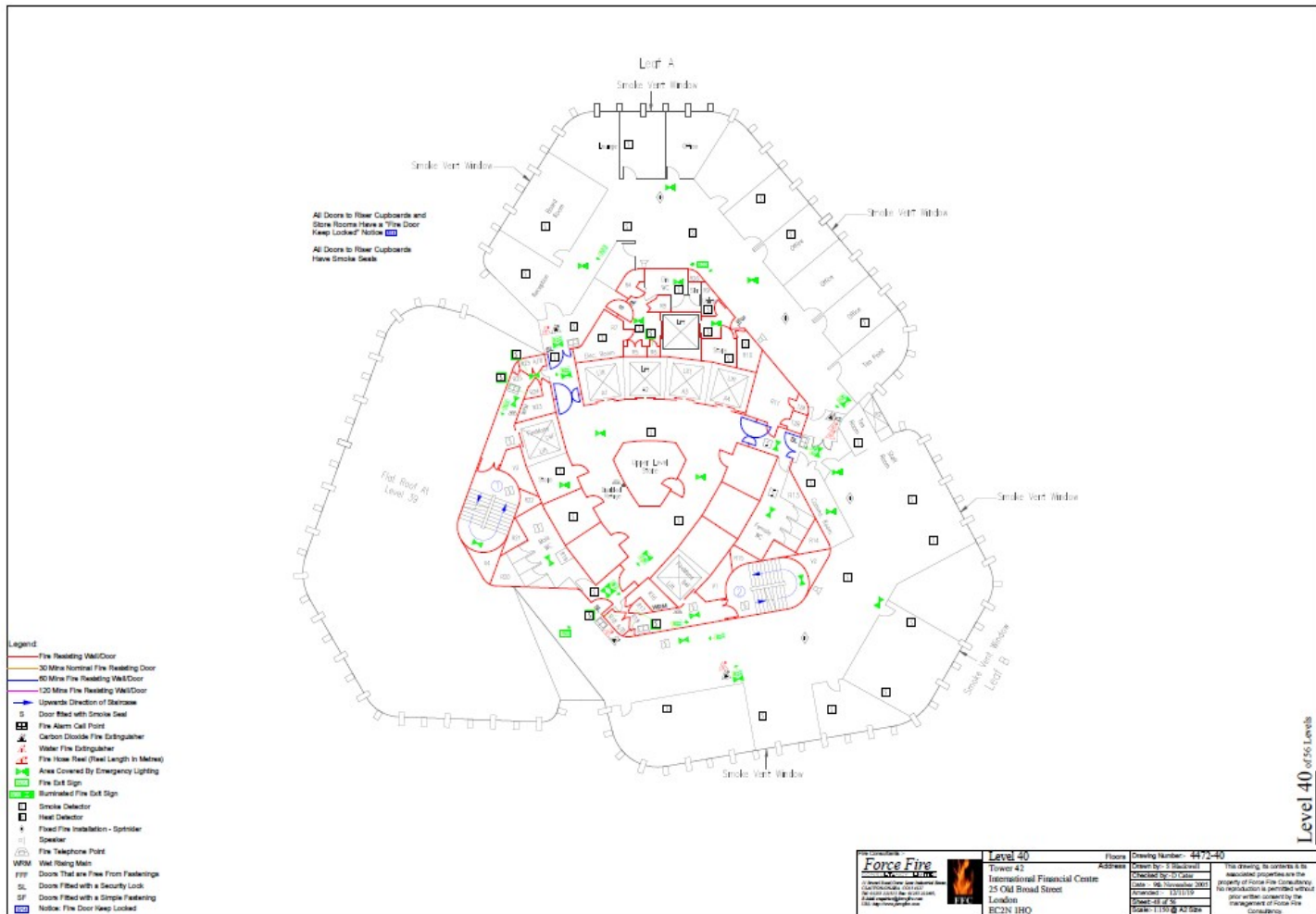
Non managed (conventional) costs available upon request

November 1, 2018









Floor Plan

Floor: **40B Floor**

Size (NIA) : **3,100 Sq Ft**

Desks: **36**

Meeting Rooms: **4**

Floor plan not to scale.



20TH FLOOR

SCALE | 1:50@A1 | 1:100 @A3

THIRDWAY
TOWER42
LONDON

SKETCH
01
05-11-20
DT

© THIRDWAY INTERIORS

Floor Plan

Floor: **21C Floor**

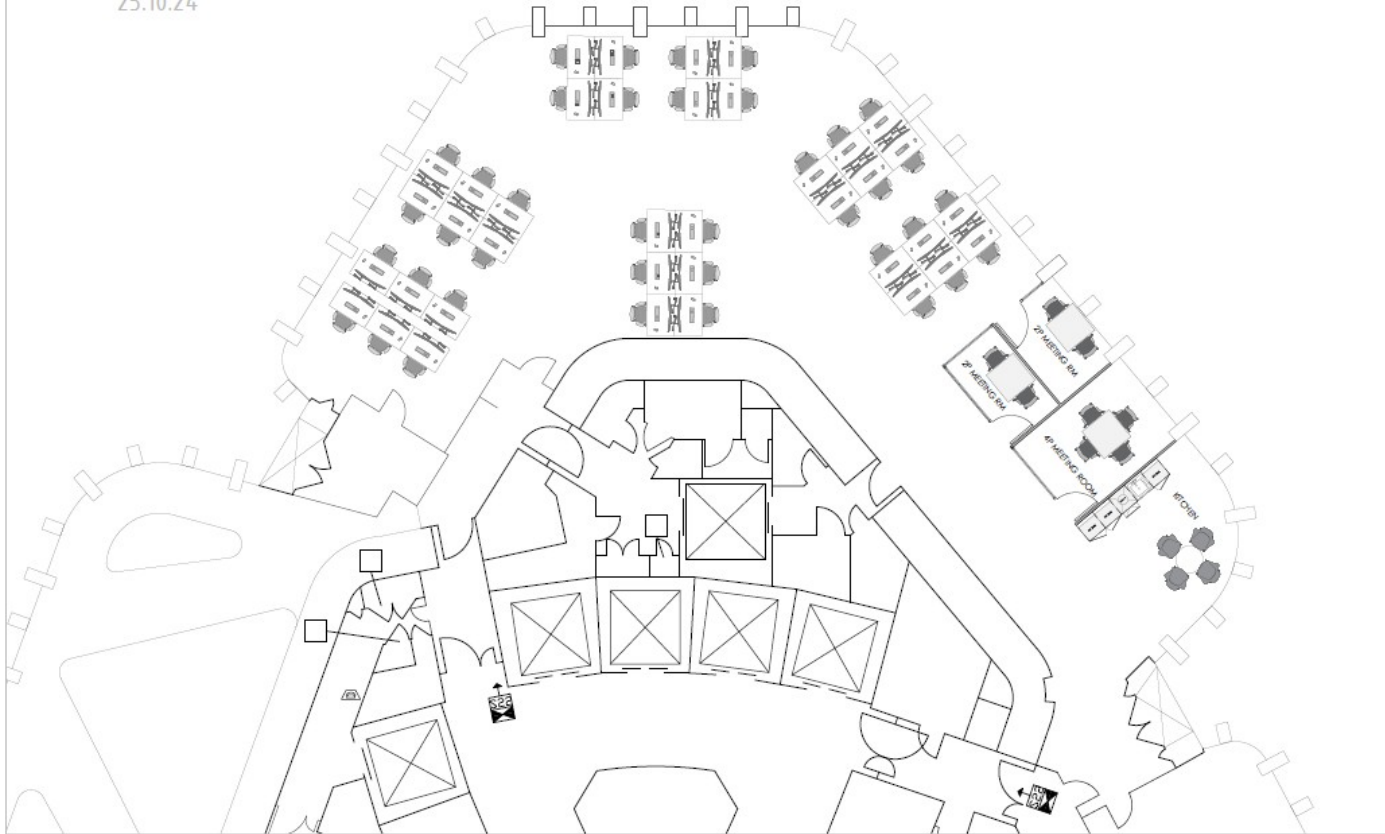
Size (NIA) : **2,970 Sq Ft**

Desks: **36**

Meeting Rooms: **3**

Floor plan not to scale.

Level 3A
Sketch Layout Option RevA
25.10.24



Floor Plan

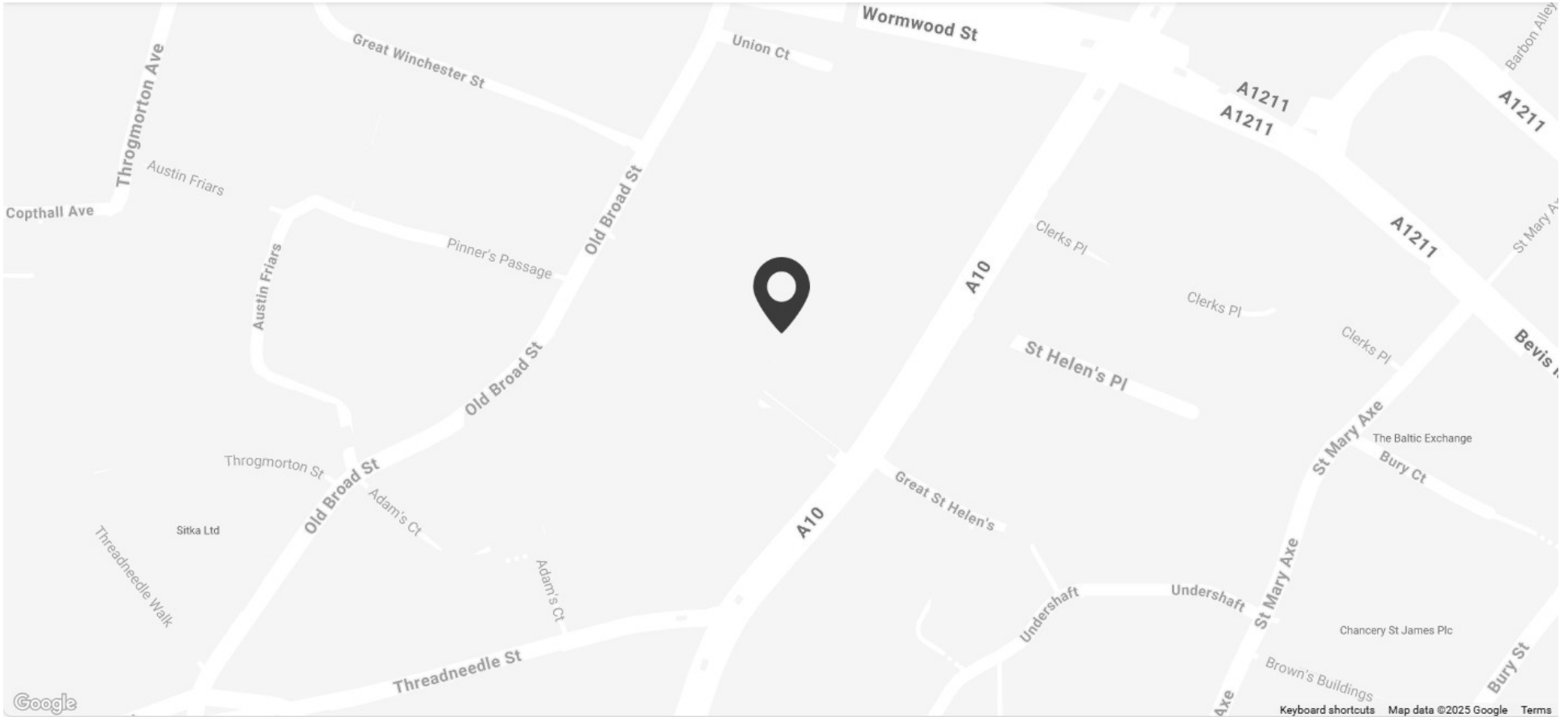
Floor: **3A Floor**

Size (NIA) : **2,773 Sq Ft**

Desks: **36**


Meeting Rooms: **3**

Floor plan not to scale.




Leasing Agent Contact Information :


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