

TOTAL LEASING FLEXIBILITY

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

Tower 42

25 Old Broad Street, EC2N 1HQ

Office

TO LET

2,773 to 45,359 sq ft

(257.62 to 4,213.99 sq m)

- All-inclusive "Plug & Play" terms Cat A or high quality fit out
- Lease flexibility available from 12 months +
- Fully air conditioned & raised floor
- Highly efficient column free floorplates
- N+1 Power resilience
- Cycle racks & showers
- Wirescore Platinum

Summary

Available Size	2,773 to 45,359 sq ft
Rent	£55 - £87.50 per sq ft pax
Business Rates	est pa £24-£31 psf
Service Charge	£17.24 per sq ft est pa incl estate charge (excluding all utilities)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (46)

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	sq m	Fitout Concept	Availability
41st - A	3,222	299.33	CAT B	Available
40th - B	3,100	288	CAT B	Available
38th - A	2,997	278.43	CAT B	Available
37th	9,424	875.52	CAT A	Under Offer
35th - C	3,087	286.79	CAT B	Coming Soon
33rd - C	3,087	286.79	CAT B	Under Offer
33rd - B	3,087	286.79	CAT B	Under Offer
33rd - A	2,997	278.43	CAT B	Under Offer
23rd - A & B & C	9,415	874.68	CAT B	Coming Soon
21st - C	2,970	275.92	CAT B	Coming Soon
19th - B	2,891	268.58	CAT B	Available
16th - A	2,880	267.56	CAT B	Coming Soon
16th - C	2,970	275.92	CAT B	Coming Soon
14th - C	2,970	275.92	CAT B	Available
12th - C	2,848	264.59	CAT B	Coming Soon
8th - C	2,848	264.59	CAT B	Coming Soon
3rd - A	2,773	257.62	-	Available
Total	63,566	5,905.46		

Description

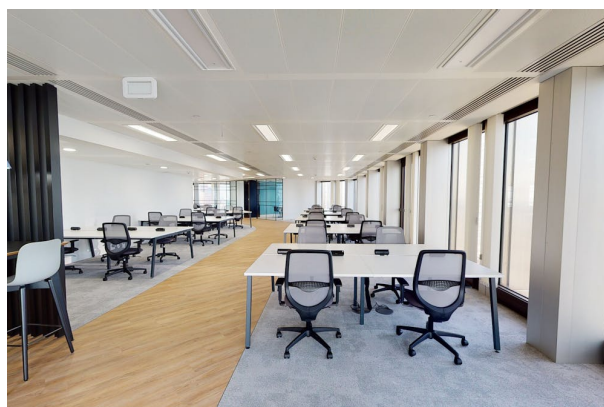
Tower 42 is a landmark building, offering 324,000 sq ft of high-quality office space spread over 42 floors in the heart of the City of London. www.tower42.com

Location

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.

Viewings

Viewings by prior arrangement through the joint sole agents, Ingleby Trice and CBRE.



Viewing / further information

Francis Cundell

020 7029 3620 | 07939 598 545

f.cundell@inglebytrice.co.uk

James Heyworth-Dunne

0207 029 3626 | 0777 932 7071

jhd@inglebytrice.co.uk

Jake Halstead

0207 029 3610 | 0798 948 1012

j.halstead@inglebytrice.co.uk

CBRE LTD (Joint Agent)

Ingleby Trice

10 Foster Lane, London EC2V 6HR

inglebytrice.co.uk

+44 (0)20 7029 3610