

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

2,758 to 41,633 sq ft

(256.23 to 3,867.83 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	2,758 to 41,633 sq ft
Rent	£67.50 - £115 per sq ft pax
Business Rates	est pa £27-£37 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):

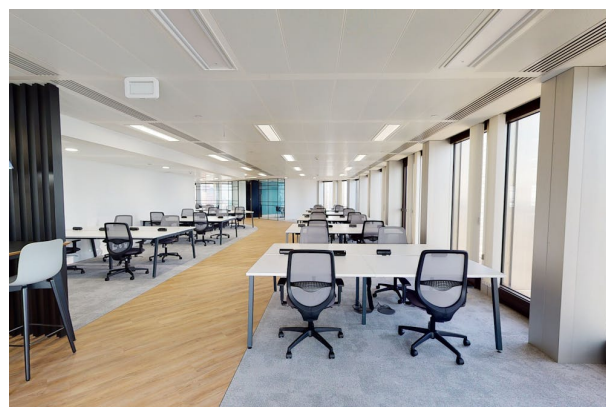
Name	sq ft	sq m	Fitout Concept	Availability
40th - B	3,100	288	CAT B	Available
38th - C	3,087	286.79	-	Coming Soon
38th - A	2,997	278.43	-	Coming Soon
23rd - A & B & C	9,415	874.68	CAT B	Coming Soon
21st - A	2,880	267.56	-	Coming Soon
21st - B	2,970	275.92	CAT B	Coming Soon
21st - C	2,970	275.92	CAT B	Coming Soon
19th - A	2,880	267.56	CAT B	Coming Soon
14th - A	2,880	267.56	CAT B	Coming Soon
10th - A	2,758	256.23	-	Coming Soon
10th - B	2,848	264.59	-	Coming Soon
8th - C	2,848	264.59	CAT B	Coming Soon

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.



Viewing / further information

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