



Plug and play offices available in a well connected Grade A building

## 7 Bishopsgate

7-11 Bishopsgate, EC2N 3AR

Office

# TO LET

5,813 to 20,804 sq ft

(540.05 to 1,932.75 sq m)

- New plug & play fit out installed on 3rd floor
- Electric sit / stand desks throughout
- Refurbished reception & manned
- VRF air conditioning / metal tile suspended ceiling
- New LED lighting / 2.7m + floor to ceiling height
- Bicycle racks and showers with tenant towel service
- Fully cabled for high speed fibre

## Summary

<b>Available Size</b>	5,813 to 20,804 sq ft
<b>Rent</b>	£57.50 - £72.50 per sq ft pax
<b>Rates Payable</b>	£23 per sq ft est pa
<b>Service Charge</b>	£11.46 per sq ft est pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (51)

## Description

Designed under the mantra 'ready to work', the 3rd floor will be delivered with a high quality landlord 'plug and play' fit out installed.

## Location

7 Bishopsgate is attractively located between the arterial transport hubs of Bank and Liverpool Street, offering unrivalled connectivity between the City, the West End 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.

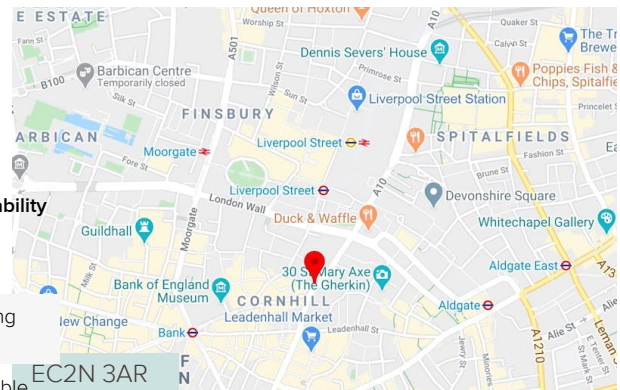
## Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept	Availability
3rd	7,908	£72.50 /sq ft	£23	£11.46	£70,486.64	£845,839.68	CAT B	Coming Soon
1st	7,083	£59.50 /sq ft	£23	£11.46	£55,459.89	£665,518.68	CAT B	Available
Ground	5,813	£57.50 /sq ft	£23	£11.46	£44,546.96	£534,563.48	CAT B	Coming Soon

## Terms

A flexible new FRI Lease direct from the landlord is available for a term by arrangement.



## Viewing / further information

### Francis Cundell

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### Malcolm Trice

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m.trice@inglebytrice.co.uk

### CBRE LTD (Joint Agent)

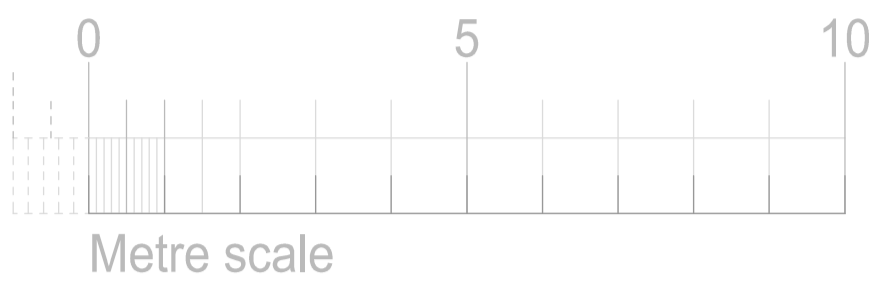
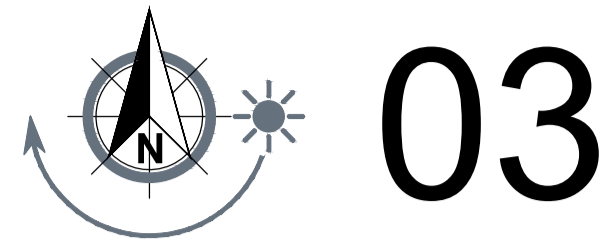
### Ingleby Trice

10 Foster Lane, London EC2V 6HR

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agency@inglebytrice.co.uk



NOTE: RELOCATED ENCLOSED BOOTH WITH AV SCREEN

AMBIT REVISION: Seating booth added

NOTE: ACOUSTIC WALL PANNELLING

NOTE: SEATING BOOTHS FURNITURE:  
 • 2 RELOCATED W800MM SEATS  
 • 3 RELOCATED W1600MM SEATS  
 • 2 NEW W800 W SEAT  
 • 1 NEW 1600MM SEAT  
 • NEW TABLES

NOTE: COMMS ROOM RELOCATED. SECONDARY COMMS RACK BY FUTURE TENANT.

NOTES: DO NOT SCALE FROM THIS DRAWING.

THIS DRAWING REQUIRES:

- CLIENT APPROVAL
- LANDLORD APPROVAL
- BUILDING CONTROL APPROVAL
- FIRE OFFICER APPROVAL

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REV	BY	DATE	DESCRIPTION
K	HL	22.06.20	SEATING AND PHONE BOOTHS JOINERY REPLACED WITH FURNITURE. BREAKOUT REV
L	HL	29.06.20	REVISION FOLLOWING CLIENT'S DESIGN REVIEW MEETING ON THE 26.06.2020
M	HL	24.07.20	FURNITURE REVISED
N	HL	10.08.20	JOINERY ITEMS LISTED
P	HL	12.08.20	20 SJ FURNITURE ADDED
Q	HL	18.09.20	PRINTER POINT REPLACED WITH ENCLOSED BOOTH

**SPACE PLAN KEY**

**FLOOR SQ.M APPROX. = 755.1sqm**  
**FLOOR SQUARE FOOT = 8128sqft**  
 Square foot shown is based on supplied building shell and includes all columns - subject to site survey

**GENERAL CEILING HEIGHT = 2700mm**  
 Unless other noted - Refer to survey details

**FLOOR VOID = TBCmm**  
 Unless other noted - Refer to survey details

**CEILING VOID = TBCmm**  
 Unless other noted - Refer to survey details

**ACCOMMODATION SCHEDULE**

DESKS	QTY
Offices	0
Desks	56
Hot Desks (Seating /Phone Booths)	10
<b>Sub Total</b>	<b>66</b>
Future Growth	8
<b>Total Desk Count</b>	<b>74*</b>

**FACILITIES**

Reception	1
Tea Point	1
Breakout Area	1
Lounge	1
Phone Booths	2
Seating Booths	4
Small Meeting Room (Under 6P)	2
Medium Meeting Room (6P to 8P)	1
Large Meeting Room (Over 8P)	2
Brainstorm Room	1
Conversation Room	1
Collaboration	2
Comms Room	1
Store Room	1
Printing	1
Showers (New)	2
Cleaners	1
Lockers (80 Total)	1
<b>Total Facilities</b>	<b>26</b>

\* MAX OCCUPANCY RECOMMENDED BY BUILDING CONTROL IS OF 76 PEOPLE AT ANY GIVEN TIME ON EACH FLOOR



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CLIENT:  
**GRAFTON ADVISORS**  
**BENTALL GREEN OAK**

SITE ADDRESS:  
 7 BISHOPSGATE  
 CORNHILL  
 LONDON EC2N 3AR

PROJECT No.	FLOOR	REV.
3031A	03	Q
SCALE:	DRAWN BY:	DATE:
1:100@A1	HUGO LOUREIRO	18.09.2020

<b>CONSTRUCTION</b>
DRAWING TITLE
<b>THIRD FLOOR</b> <b>SPACE PLAN</b>
SHEET NUMBER
<b>A-101-SP-00</b>

