



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

Available Size	5,813 to 20,804 sq ft
Rent	£57.50 - £75 per sq ft pax
Rates Payable	£23 per sq ft est pa
Service Charge	£11.46 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	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.

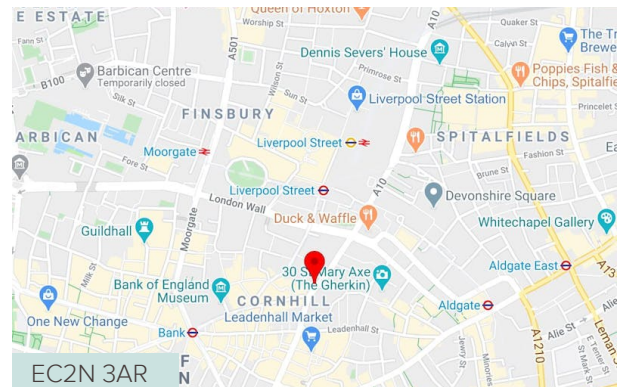
Terms

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

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year
3rd	7,908	£75 /sq ft	£23	£11.46	£72,134.14	£865,609.68
1st	7,083	£59.50 /sq ft	£23	£11.46	£55,459.89	£665,518.68
Ground	5,813	£57.50 /sq ft	£23	£11.46	£44,546.96	£534,563.48



Viewing / further information

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CBRE LTD (Joint Agent)

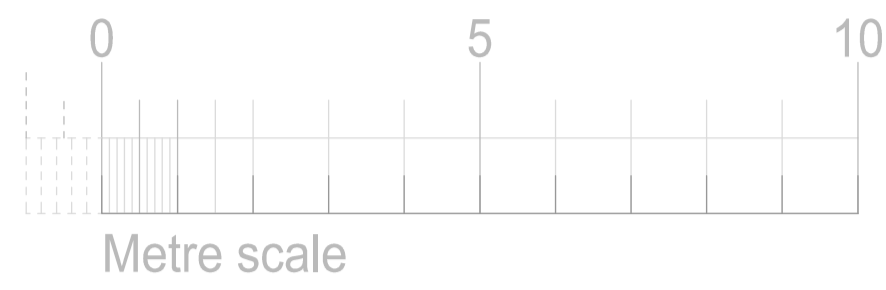
Ingleby Trice

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Metre scale

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
Sub Total	66
Future Growth	8
Total Desk Count	74*

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
Total Facilities	26

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

AMBIT

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PROJECT No.	FLOOR	REV.
3031A	03	Q

SCALE: 1:100@A1
 DRAWN BY: HUGO LOUREIRO
 DATE: 18.09.2020

CONSTRUCTION

DRAWING TITLE	THIRD FLOOR SPACE PLAN
SHEET NUMBER	A-101-SP-00



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.

FURNITURE KEY

