

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

## 7 Bishopsgate

7-11 Bishopsgate, EC2N 3AR

Office

# TO LET

**7,083 to 14,984 sq ft**

(658.03 to 1,392.06 sq m)

- New plug & play fitout installed on the 4th floor / 1st floor available Aug 2024
- Electric sit / stand desks throughout
- Reception refurbished
- 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 and power

## Summary

<b>Available Size</b>	7,083 to 14,984 sq ft
<b>Rent</b>	£77.50 per sq ft pax
<b>Rates Payable</b>	£23 per sq ft est pa (2020/21)
<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 4th floor of 7 Bishopsgate has undergone a comprehensive refurbishment with a high quality landlord 'plug and play' fit out installed.

The fourth floor fit out includes 56 electronic sit/stand desks with the ability to increase to 64. A 14-person board room, two 8-person meeting rooms, two 4-person meeting rooms, two executive offices, a bespoke kitchen, demised showers and WCs, and an oak panelled reception (with ability to install own branding).

The 1st floor will be available from August 2024.

## Location

7 Bishopsgate is attractively located between the arterial transport hubs of Bank and Liverpool Street, offering unrivalled connectivity to both the City and wider London.

The local amenity offering is also exceptional with the established luxury retail of the Royal Exchange/Cheapside and transformed food and beverage offering of the Broadgate Estate, both within a short walk.

## Accommodation

The accommodation comprises the following NIA(s):

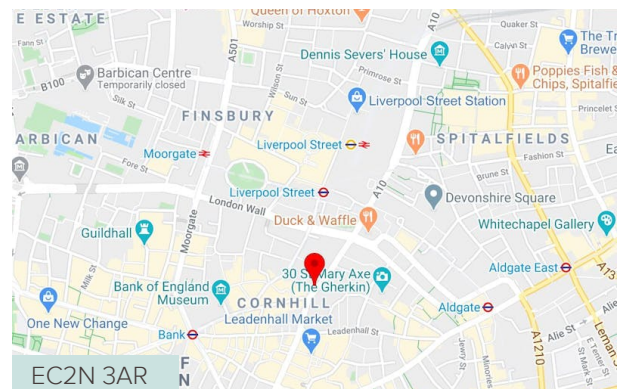
Name	sq ft	sq m	Rent	Availability
4th	7,901	734.03	£77.50 /sq ft	Available
1st	7,083	658.03	£57.50 /sq ft guide	Coming Soon
<b>Total</b>	<b>14,984</b>	<b>1,392.06</b>		

## Specification

- New LED lighting
- 2.7m floor to ceiling height
- 3 x 13 person lifts and
- 1 x 8 person lift serving all floors
- Refurbished and secure bike racks and showers
- Impressive double height marble reception

## Terms

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



## Viewing / further information

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