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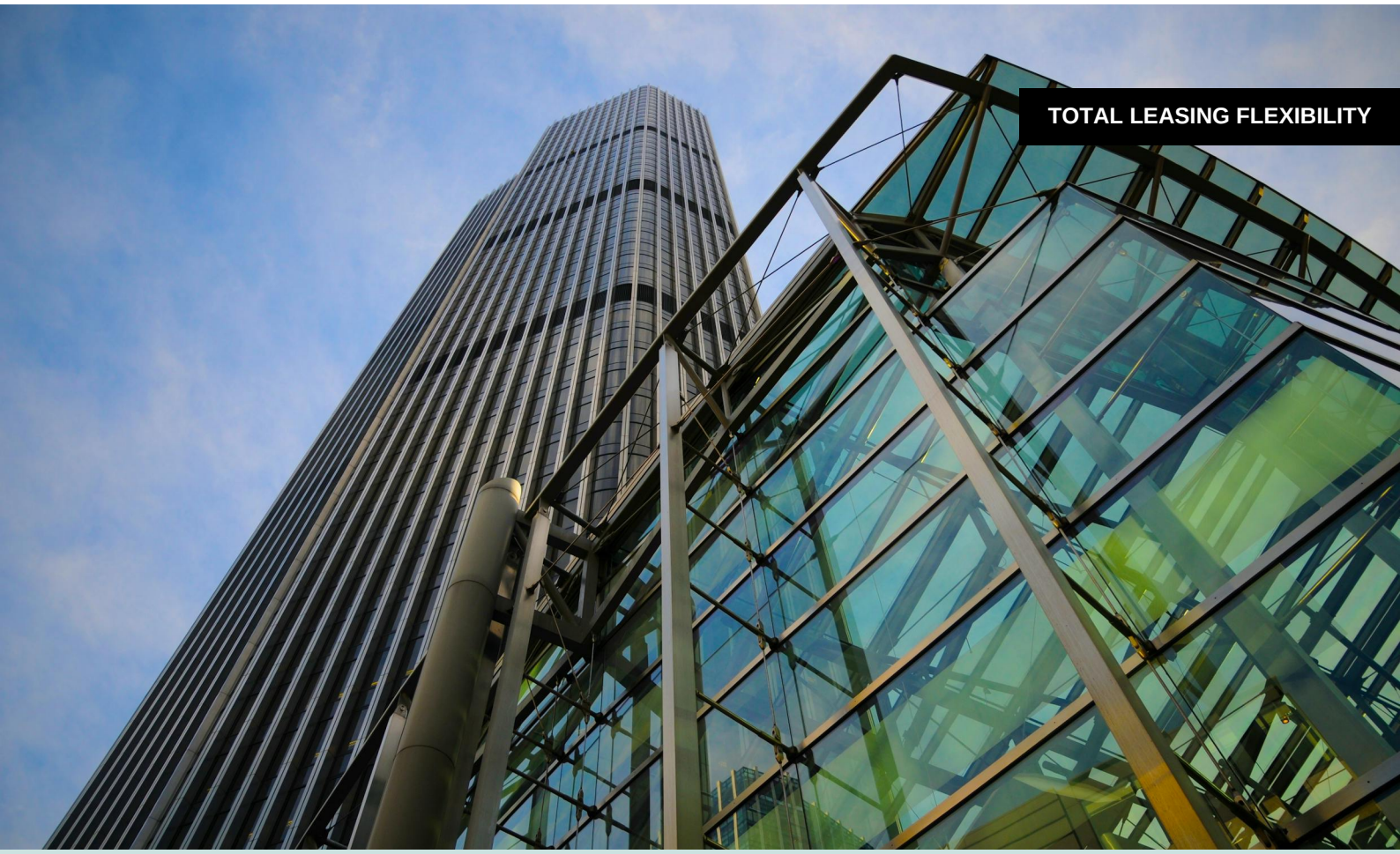


Tower 42: Your choice of lease, size, view and fit out

Tower 42

25 Old Broad Street, EC2N 1HQ

Office

TO LET

2,758 to 34,372 sq ft

(256.23 to 3,193.26 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
- Wiredscore Platinum

Summary

Available Size	2,758 to 34,372 sq ft
Rent	£77.50 - £115 per sq ft pax
Business Rates	estimated pa (26/27) £28-£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):

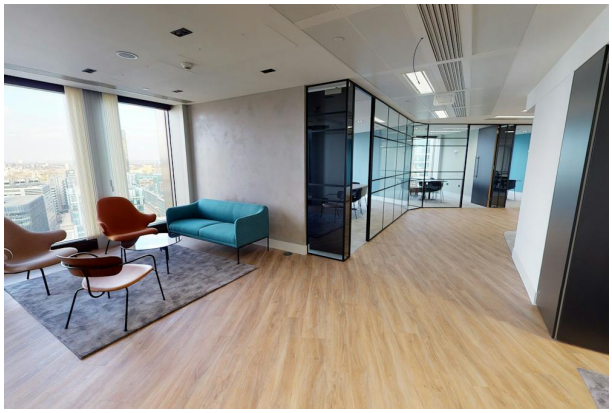
Name	sq ft	sq m	Fitout Concept	Availability
40th - B	3,100	288	CAT B	Available
38th - C	3,087	286.79	-	Coming Soon
35th - B	3,087	286.79	CAT B	Available
32nd - C	3,087	286.79	CAT B	Under Offer
23rd - AC	6,079	564.76	CAT B	Coming Soon
23rd - B	3,084	286.51	-	Under Offer
21st - B	2,970	275.92	CAT B	Under Offer
21st - C	2,970	275.92	CAT B	Under Offer
20th - B	2,970	275.92	CAT B	Available
19th - A	2,880	267.56	CAT B	Under Offer
14th - A	2,880	267.56	CAT B	Available
11th - B	2,848	264.59	CAT B	Available
10th - A B C	10,321	958.85	-	Coming Soon
9th - C	2,848	264.59	CAT B	Under Offer
9th - A	2,758	256.23	CAT B	Under Offer
8th - C	2,848	264.59	CAT B	Under Offer
Total	**57,817**	**5,371.37**		

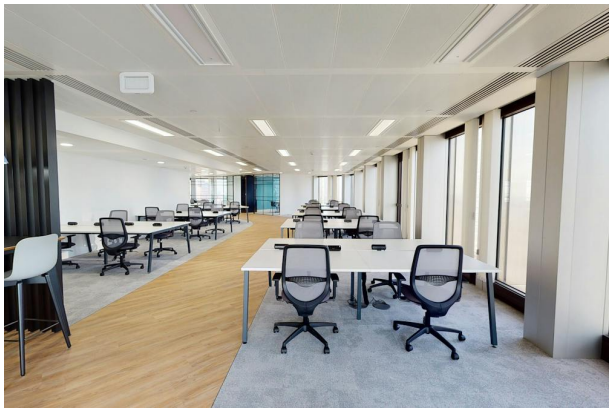
Description

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

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

Subject to Contract. Important notice relating to the Misrepresentation Act 1967: (i) the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or occupiers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. These particulars have been prepared with AI assistance and reviewed and verified by a qualified chartered surveyor at Ingleby Trice LLP. Generated on 30/09/2026