

Exceptionally High Quality Fitted Office Space to Let



Part Ground Floor
Featuring a 700 sqft private outdoor terracing

1,692 sq. ft.

LOCATION

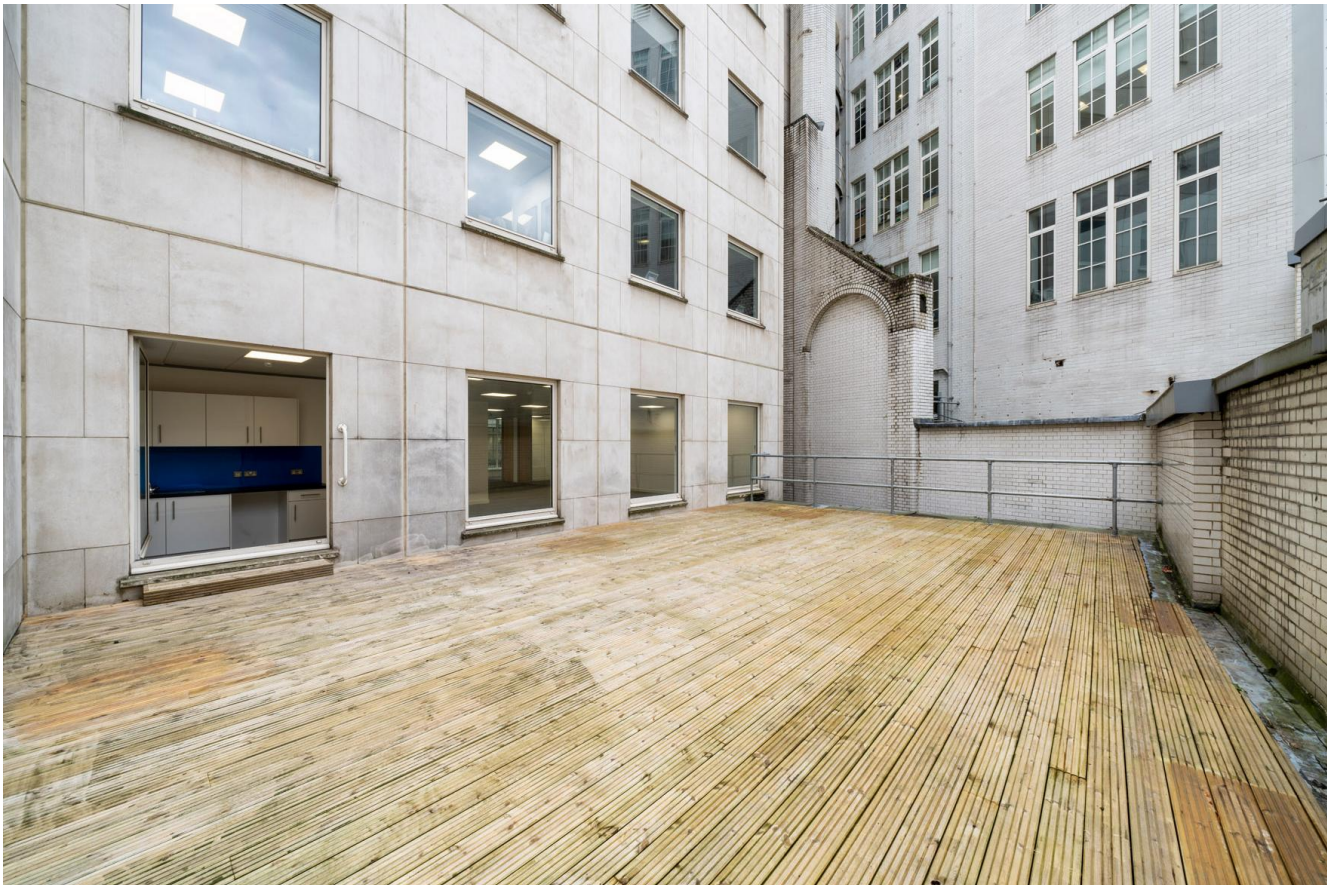
42 New Broad Street is prominently situated on the northern side of New Broad Street in a prime location in the heart of the City of London. New Broad Street is an attractive pedestrianised street running parallel to Liverpool Street and London Wall. This is a highly desirable location in the heart of the City of London with close its proximity to London Wall, Moorgate, Liverpool Street and Bishopsgate.

The building is located moments from the Crossrail entrances at both Liverpool Street and Moorgate.



**42 NEW BROAD STREET
LONDON
EC2M 1JD**

GROUND FLOOR – 1,692 SQ.FT





42 NEW BROAD STREET LONDON EC2M 1JD

DESCRIPTION

The building offers high quality flexible and fitted office accommodation on the part Ground with meeting rooms and kitchenettes in situ configured across a highly efficient floor plate.

Featuring a private terrace of 780 sq ft.

AMENITIES

- Private outdoor terrace of 780 sq ft
- Air Conditioning
- DDA Compliant
- Fitted and furnished
- Raised Access Flooring
- Attractive Building Reception
- Building Commissionaire
- Bike Racks
- Showers
- 2x 13-person passenger lifts

ACCOMMODATION

FLOOR	SIZE (Sq Ft)	RENT (Per Sq Ft)	BUSINESS RATES (Per Sq Ft) 2026 valuation	SERVICE CHARGE (Per Sq Ft)	TOTAL PER ANNUM	STATUS
Part Ground (West)	1,692 Sq. ft.	£69.50	£27.22*	£10.50	<u>£181,416.24</u>	Available

*Tenants are advised to make their own enquiries.

LEASE

New leases are available directly from the Landlord for a term by arrangement.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in this transaction.

VIDEO TOUR

<https://vimeo.com/682952184>

Viewings by arrangement through agents Noble Harris
Or joint agents, Fisher German – 0207 747 3117

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