



**REFURBISHED OFFICE TO LET**  
**2<sup>ND</sup> FLOOR,**  
**34 THREADNEEDLE STREET,**  
**EC2**

**1,691 sq ft approx. (157.1 sq m)**



**Location:** The property is located on Threadneedle Street within close proximity to Bank underground station, Moorgate, Cannon Street and Liverpool Street Mainline stations.

**Accommodation:** The 2<sup>nd</sup> floor provides a fitted-out office space as follows:

<b>Floor</b>	<b>Area (Sq Ft)</b>	<b>Area (Sq M)</b>
<b>2<sup>nd</sup></b>	<b>1,691</b>	<b>157.1</b>

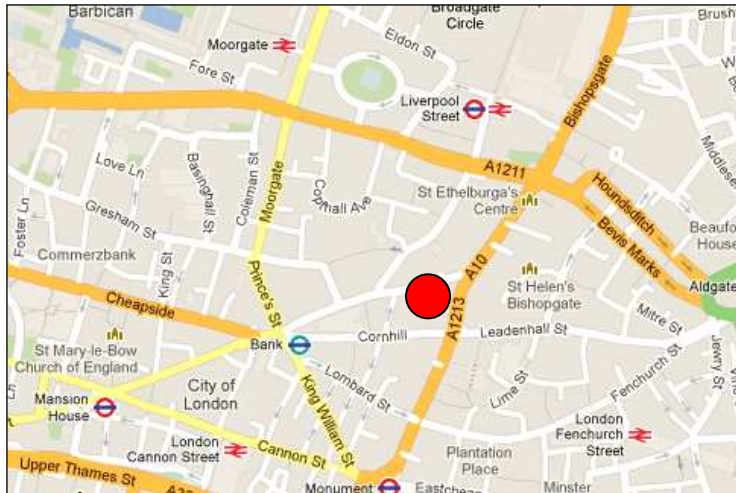
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**Chartered Surveyors + Property Consultants**

**Misrepresentation Act:** Kinney Green for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Kinney Green has the authority to make or give any representation or warranty whatever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.



- Amenities:** Refurbished floor  
Perimeter heating and cooling  
2 x passenger lifts  
24 hour access  
EPC Rating - E
- Lease:** Available on a new lease direct from the Landlord.
- Rent:** £38.50 per sq ft.
- Rates:** £13.02 per sq ft approx.
- Service Charge:** TBC
- VAT:** This building is elected for VAT
- Possession:** Immediate.



**Viewing:** Strictly by appointment through sole agent:  
**KINNEY GREEN**  
Kim White / Katie Treadwell / Edward Godfrey  
Tel: 020 7643 1500

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