

125 Old Broad Street, EC2

Iconic Tower Offices to Let

3,030 sq ft – 11,113 sq ft



SUBJECT TO CONTRACT

Location

The Property is located in the heart of the City of London, approximately 200 metres north west of the Bank intersection. The Property overlooks the Bank of England and The Royal Exchange. Fortnum and Mason has recently opened in The Royal Exchange, and the Property is within a few minutes walk of The Ned which incorporates a number of restaurants and a gym. Virgin Active Gym is directly opposite the building.

The Property benefits from excellent transport links being in close proximity to Bank, Liverpool Street, Moorgate, Cannon Street and Fenchurch Street stations.

Building

The iconic City of London building, formerly the Stock Exchange Tower, offers Grade A office, retail and ancillary accommodation over 26 upper floors. The Property was refurbished and extended in 2008, and benefits from a retail provision at ground floor level, including Pret A Manger, Le Relais de Venise L'Entrecote and Taylor Street Baristas.

Condition and Specification

- Category A condition;
- Basement car parking, bicycle storage and shower facilities.

Lease & Availability

Available by way of a new lease direct from the Landlord for a term to be agreed.

VAT

The property is elected for VAT

Viewing

Viewing strictly by appointment through Cushman & Wakefield, or our joint agents CBRE.

EPC

The Property has an EPC rating of D (77).



| | Area (sq ft) | Guide Rental Level (psf) |
|-----------------------------|--------------|--------------------------|
| Part 26 th Floor | 6,798 | £85.00 |
| Part 20 th Floor | 3,030 | £78.50 |
| 11 th Floor | 11,113 | £75.00 |

| Costs | Per sq ft exclusive |
|----------------|---------------------|
| Rates (2019) | c.£22.00 |
| Service charge | c.£13.50 |

Andrew Parker
andrew.parker@cushwake.com
020 3296 4288

Grace Gibson
Grace.Gibson@cushwake.com
020 3296 2255