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35 EC3  
GOSH

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35 Great St Helen's, London EC3

**Boutique Fully Fitted  
and Furnished Office**

**Level 2 – 2,648 Sq Ft (246 Sq M)**

# LAST AVAILABLE FLOOR OFFERING FULLY FITTED, FURNISHED AND CABLED SPACE



Welcome concierge



Upgraded building façade & public realm



Fully fitted Plug & Play office



Telcom fibre connectivity



4 pipe fan coil air conditioning



LED lighting



Lockers & storage on floor



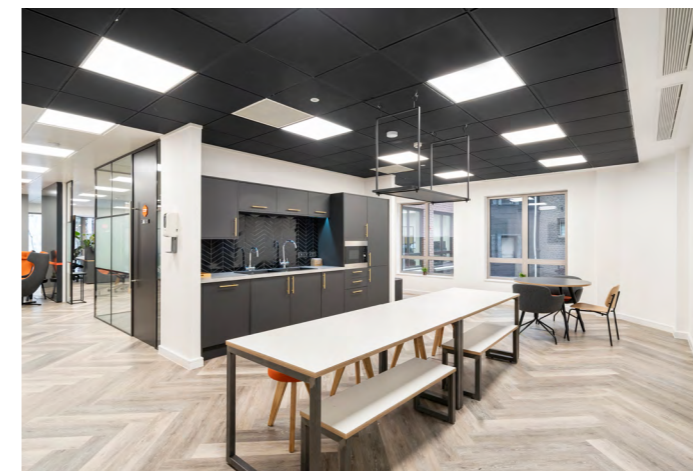
Bicycle storage & showers



24/7 access



EPC B rating



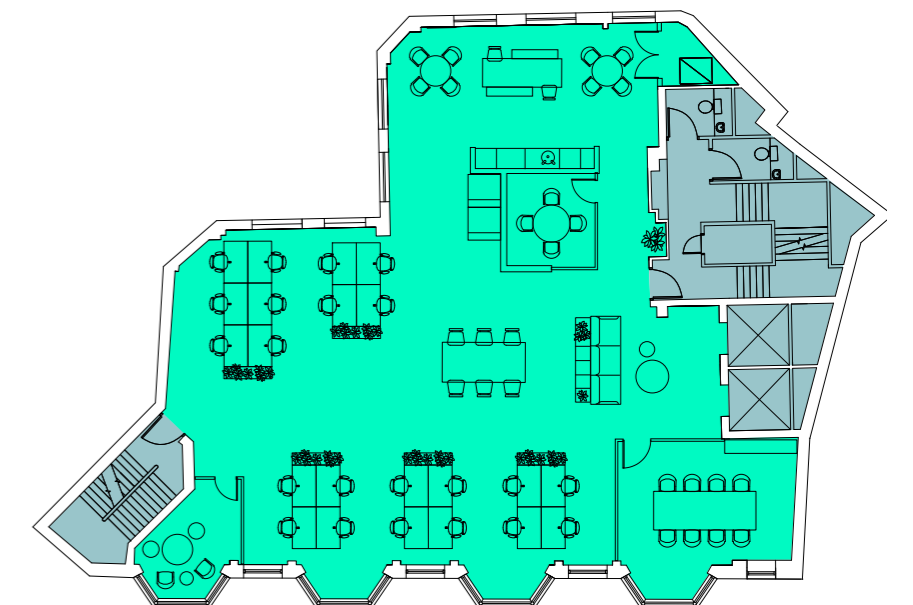
## 2ND FLOOR SPACE PLAN

2,648 sq ft (248 sq m)

Workstations	22
Hotdesks	6
Informal meeting room	1
4 person meeting room	1
8 person meeting room	1
Breakout areas	1
Waiting area	1
Kitchenette	1

N  
 Plan not to scale, for indicative purposes only.

Office Core



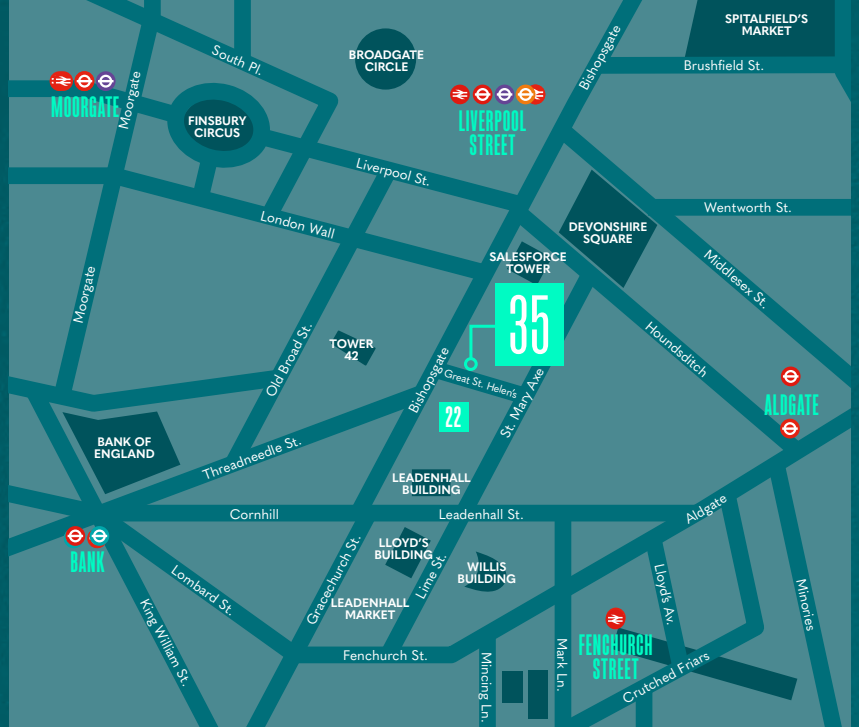
Reception



Entrance

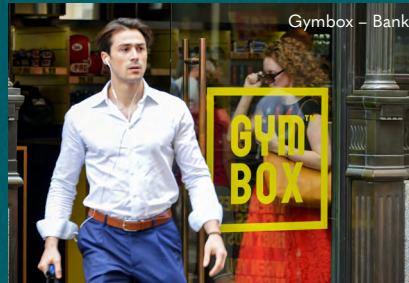


Leadenhall Market



## LOCATED IN THE CITY CORE

The building is situated in the heart of the City tower cluster, between Bishopsgate and St Mary Axe, adjacent to the new 22 Bishopsgate tower. It benefits from the finest amenities the City has to offer and is well connected with Bank and Liverpool Street stations close by.



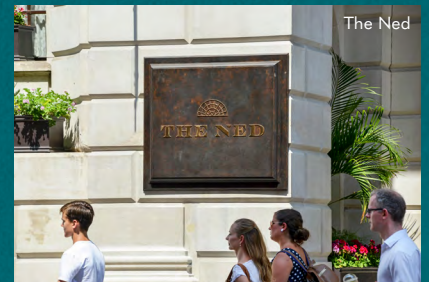
Gymbox – Bank



Liverpool Street Station



Devonshire Square



The Ned



### LIVERPOOL STREET



5 mins walk

### BANK



6 mins walk

### FENCHURCH STREET



7 mins walk

### MONUMENT STREET



8 mins walk

## VIEWINGS

Strictly through the joint sole letting agents:



**Chris Sutcliffe**  
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