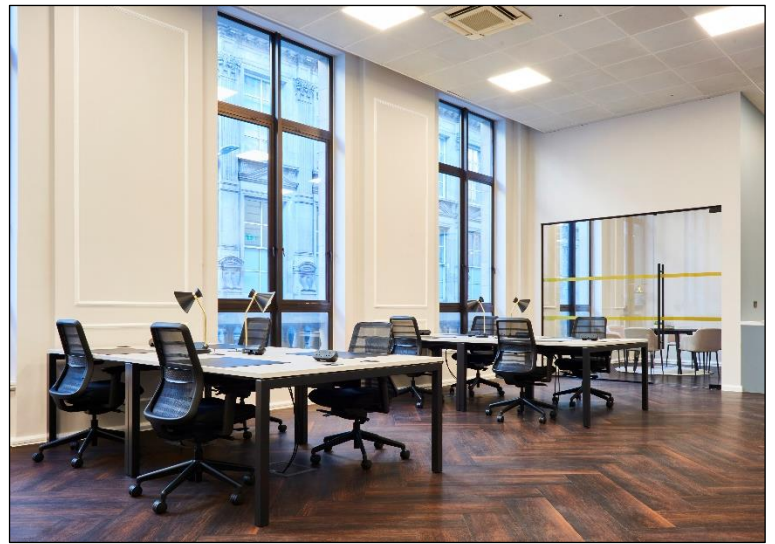


## Plug & Play Office – 1<sup>st</sup> Floor

28 Threadneedle Street, London, EC2



### Transport Links

- 0.10 miles from Bank
- 0.30 miles from Liverpool Street
- 0.50 miles from Aldgate
- 0.50 miles from Fenchurch Street

### Lease

Sublease until 1<sup>st</sup> July 2028 or by way assignment until 4th August 2031. New Lease from Landlord may also be considered.

### Rent

£65.00 per sq. ft.

### Service Charge

£6.14 per sq. ft.

### Accommodation

1 <sup>st</sup> Floor	1,616 sq. ft.	Fitted & Furnished
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### Rates Payable (2024/25)

Estimated at £18.32 per sq. ft.

However, all interested parties should make their own enquiries.

### VAT

The building has been elected for VAT.

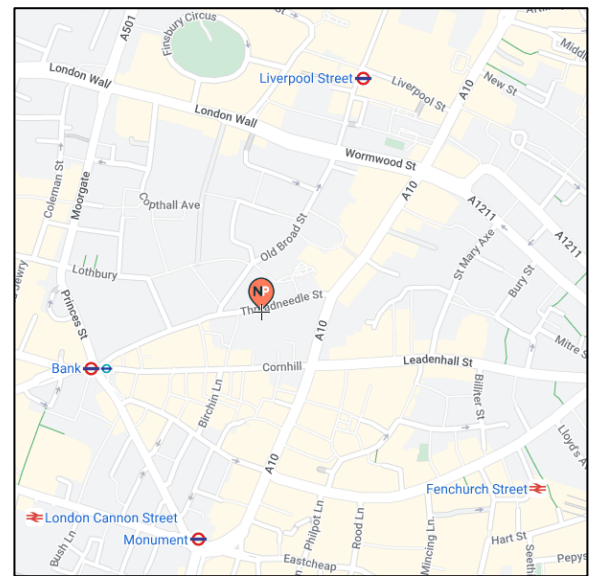
+44(0) 20 7456 0700

[www.newtonperkins.com](http://www.newtonperkins.com)

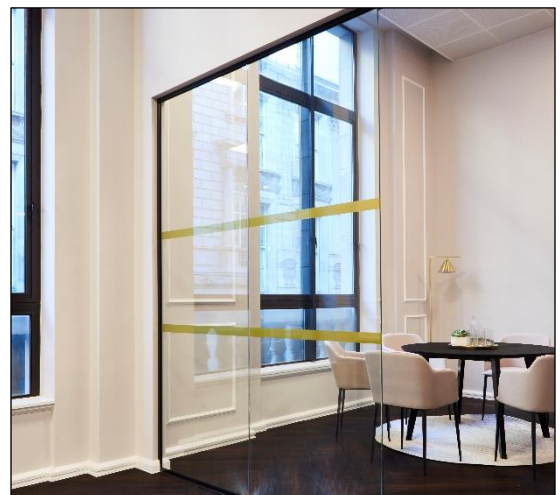
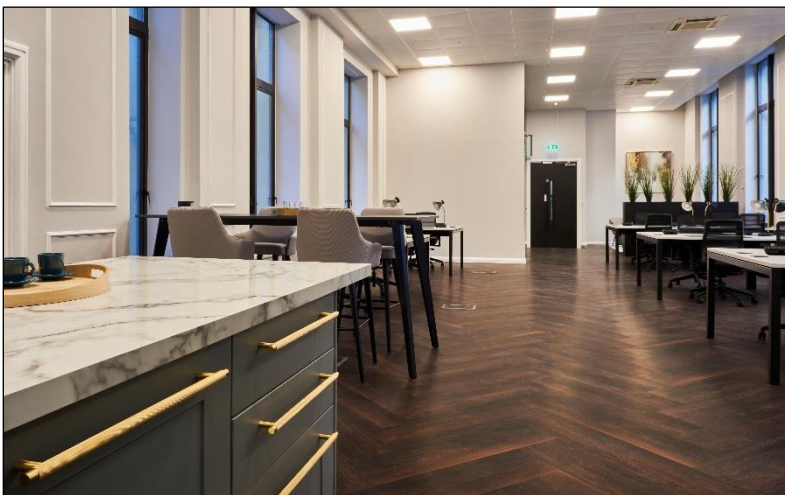
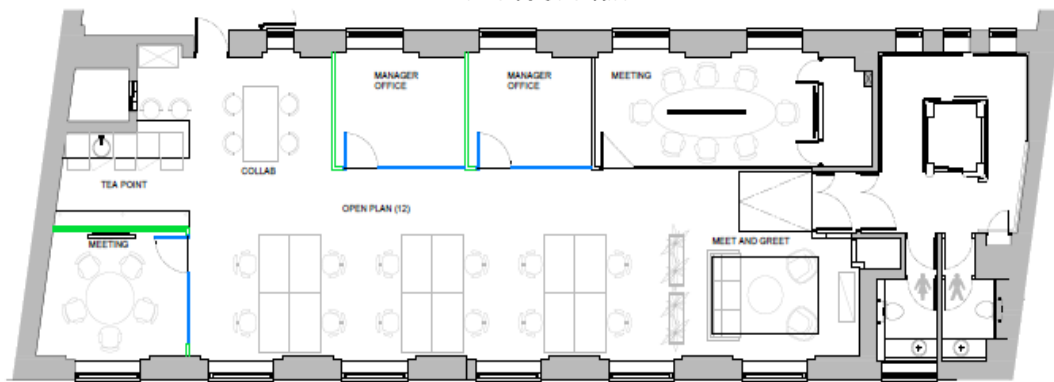
Newton Perkins LLP  
Peek House  
20 Eastcheap  
London EC3M 1NP

## Amenities

- High quality 'Plug & Play'
- 12 workstations
- Full fit-out includes desks with individual capsule power units.
- 2x Managers Offices
- 8-person boardroom with 55" monitor, meeting table with integrated power and associated meeting cables
- 4-6 person meeting room
- Extensive internal refurbishment
- Kitchenette with integrated dishwasher and fridge
- New LED lighting
- Break-out area
- Bicycle storage
- EPC (B)



1<sup>st</sup> Floor Plan



## Newton Perkins

Nick Russell-Smith – 07918 588 107  
E-mail: [nrs@newtonperkins.com](mailto:nrs@newtonperkins.com)

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

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