

## Cat A+ Offices to Let

### 1-2 New Street, EC2



#### Transport Links

- 0.157 ft from Liverpool Street Station
- 0.40 miles from Aldgate Station
- 0.50 miles from Aldgate East Underground Station
- 0.50 miles from Moorgate Station

#### Lease

New leases are available direct from the Landlord for terms by arrangement.

#### Service Charge (2023/24)

Estimated at £18.65 per sq. ft.

#### VAT

The building has been elected for VAT.

#### Accommodation

3 <sup>rd</sup> Floor	850 sq. ft.	79 m <sup>2</sup>	U/O
Upper Ground Floor	710 sq. ft.	66m <sup>2</sup>	CAT A+

#### Rent

Upper Ground Floor - £67.50 per sq. ft.

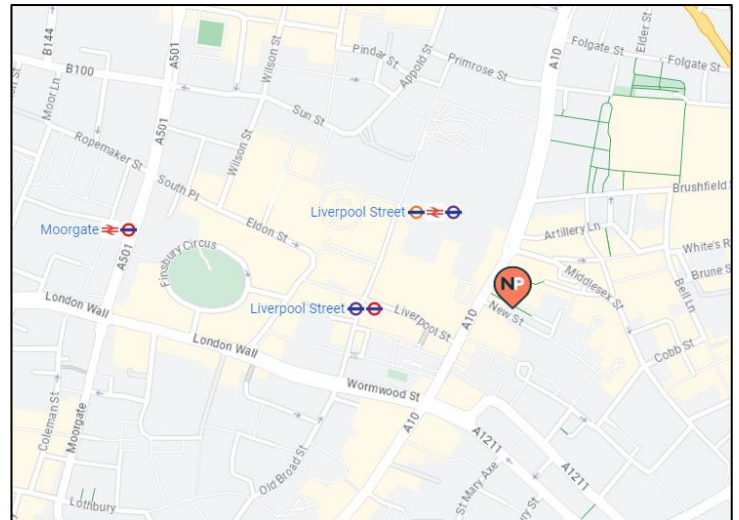
#### Rates Payable (2024/25)

Estimated at £16.68 per sq. ft.

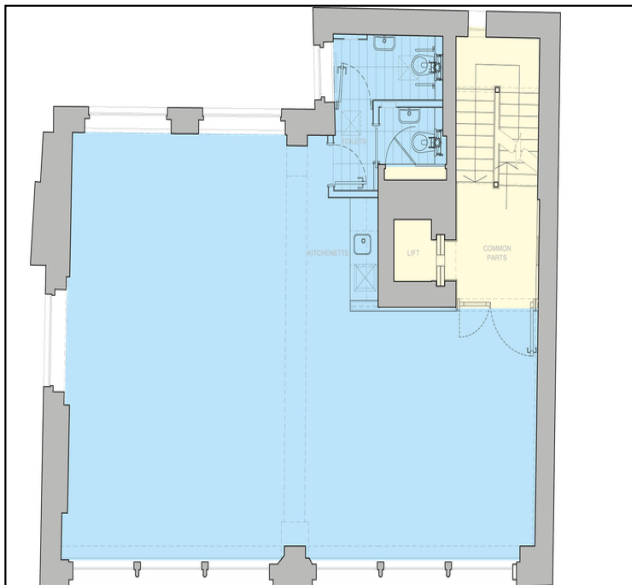
However, all interested parties should make their own enquiries.

## Amenities

- Exposed services
- Fitted with kitchenette & meeting room
- Self-contained WC's
- VRF air conditioning system with fresh air ventilation
- Generous floor-to-ceiling heights
- 3 compartment perimeter trunking
- Plasterboard ceilings with energy efficient LED lighting
- New 7 person passenger lift
- 2 showers



## Indicative Floorplan



## Newton Perkins

Harry Woods – 07884 392 016  
E-mail: [hw@newtonperkins.com](mailto:hw@newtonperkins.com)

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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