



## 4-6 THROGMORTON AVENUE

LONDON EC2

840-5,959 Sq Ft Offices To Let



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# REFURBISHED PLUG & PLAY AND CAT A OFFICE SPACES IN THE HEART OF THE CITY

The space is situated in the traditional financial core of the City of London – less than 300 metres from the Bank of England. The property provides high quality fitted office accommodation on the Ground, partially fitted on the First floor, and fully refurbished CAT A accommodation on the second floor.

## SPECIFICATION



Recently refurbished



Four pipe fan coil air-conditioning



Full accessible raised access floors



Metal tiled suspended ceiling



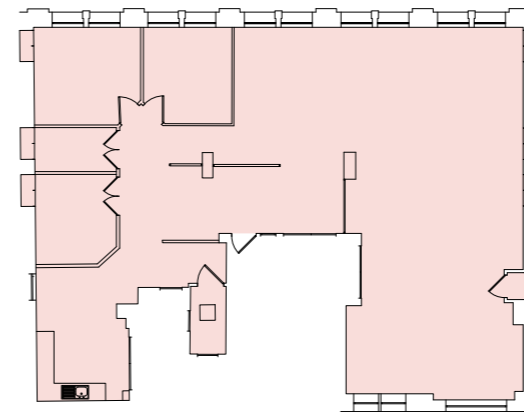
24 hour access



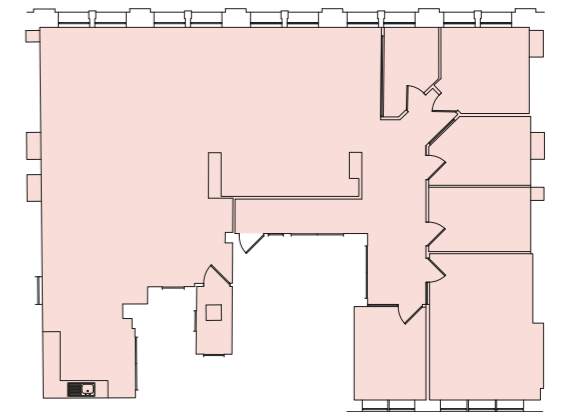
8 person passenger lift



### FIRST FLOOR



### SECOND FLOOR



For indicative purposes only, not to scale. NORTH

### ACCOMMODATION

Floor	Sq Ft	Sq M
Second	2,096	195
First	2,088	194
Ground	840	78
Lower Ground	935	87
Lower Ground (Storage)	386	36
<b>Total</b>	<b>5,959</b>	<b>554</b>

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# A PRIME CITY LOCATION WITH SPEEDY CONNECTIONS

Located midway between Bank and Liverpool Street with extensive food, restaurant and retail amenities in the immediate area. Transport connections are excellent with the building being a short walk from Bank, Liverpool Street and Moorgate stations. The building will benefit from the opening of the Elizabeth line in early 2021.

## CONNECTIONS

**Liverpool Street**     4 mins

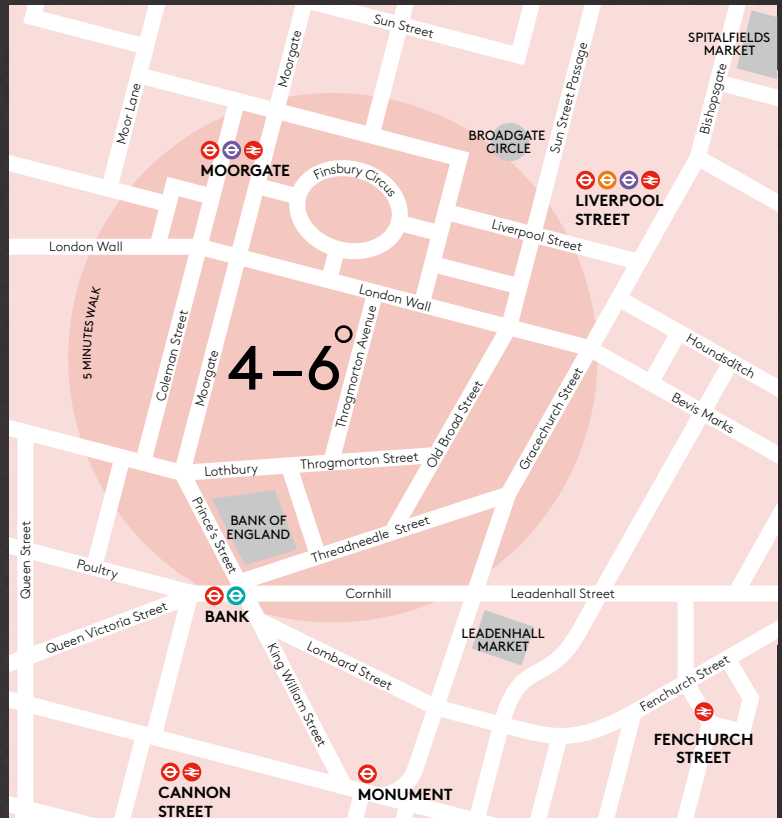
**Moorgate**    4 mins

**Bank**   5 mins

**Monument**  7 mins



CGI of Liverpool Street, Elizabeth line entrance.



## VIEWING

Strictly through sole letting agents:

**James Gillett**  
020 7409 8961  
jgillett@savills.com

**George Jones**  
020 7535 2972  
george.jones@savills.com

## TERMS

Upon application.

**James Walker**  
020 7487 1802  
james.walker@colliers.com

**Alfie John**  
020 7344 6690  
alfie.john@colliers.com

savills

Colliers  
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