



## 13-14 BASINGHALL STREET

### OVERVIEW

13/14 Basinghall Street is an attractive period building located directly opposite the Guildhall in the heart of the City of London.

The 1st floor is part fitted, providing two meeting rooms and kitchen.

The 2nd floor is available in open plan / Category A condition.

Each floor benefits from a private terrace and excellent natural light.

Transport connectivity is exceptional, being within 5 minutes' walk of Bank, Moorgate and Liverpool Street, providing easy access to the new Elizabeth Line.

### AMENITIES

Private terrace on each floor

Part fitted (1st floor only)

Excellent natural light

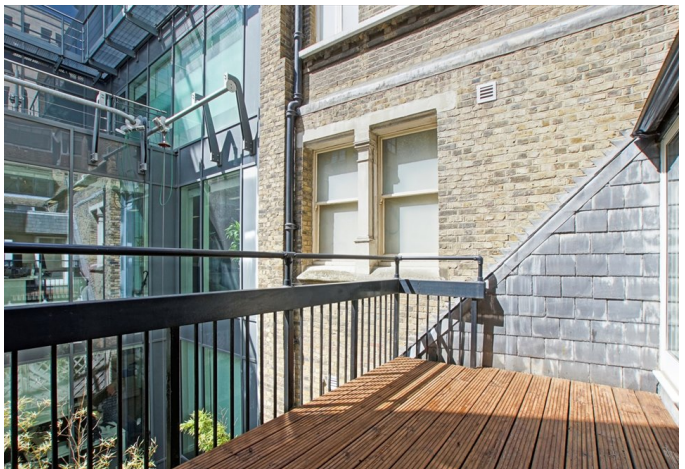
Air conditioning

Raised floors

Suspended Ceilings

Demised WC's on each floor

24hr access



## TERMS

Available immediately on a new lease direct from the landlord.

## SUMMARY

Available Size	1,404 sq ft to 3,058 sq ft
Floor:2	1,404 sq ft
Floor:1	1,634 sq ft
Price	£39.50 per sq ft
Business Rates	£16.50 per sq ft (2022/23)
Service Charge	£14.90 per sq ft
VAT	Elected

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

### STEPHEN FOSTER

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## LOCATION

13-14 Basinghall Street sits in a prominent City location, moments from Bank, Liverpool Street, Moorgate and St Paul's.

The building is surrounded by a wide variety of retail and dining options, including Broadgate Circle, The Royal Exchange, One New Change and Spitalfields Market.

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