

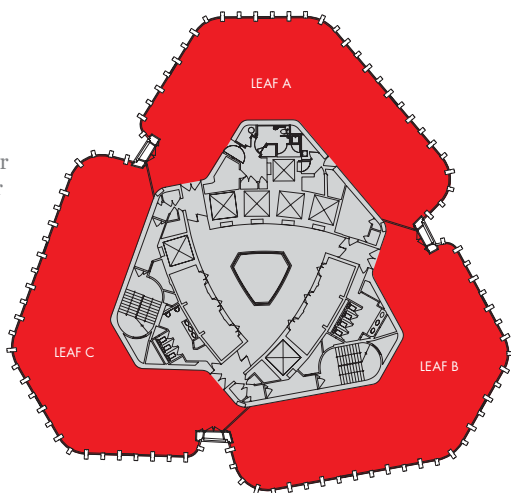


# CHOOSE 42

Total Leasing Flexibility in the Heart of the City of London  
[www.tower42.com](http://www.tower42.com)



- Fan coil air conditioning
- 19 x 18 person fully refurbished lifts
- Units available either in Cat A condition or with a high quality fit out in situ
- Raised floors
- 24hr access and security



■ Offices  
■ Core

FLOOR	LEAF A	LEAF B	LEAF C	TOTAL
	sq ft/sq m	sq ft/sq m	sq ft/sq m	sq ft/sq m
35	2,997/279	3,087/289	3,087/289	9,424/876
20	2,880/268	–	2,970/276	5,850/544
19	–	–	2,970/276	2,970/276
Total				18,244/1,696

Note: Individual leases are available on each floor from 2,880 sq ft upwards. In due course the landlord will have the ability to offer additional floors.

Rent: From £62.50 per sq ft per annum

Average Rates: Approximately £25.15 per sq ft per annum

Service Charge: £14.55 per sq ft per annum

Estate Charge: £2.41 per sq ft per annum

PPM Charge: £2.35 per sq ft per annum

The building is elected for VAT

EPC Rating: D

All negotiations are subject to contract, receipt of satisfactory references and where appropriate, landlord's consent. All rents and prices quoted are exclusive of VAT.

Viewing through joint agents:

**CBRE**

**INGLEBY TRICE**

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