



Floor	Size (sq ft)	Guide Rent (£ psf)	Estimated Business Rates (£ psf)	Service Charge (£ psf)	Timing
1 st	2,672	Early £60's	c.£25.00	£TBC	July 2021
Total	2,672				

Location

80 Middlesex Street, nestled in-between the more formal institutions of the City and the creative environment of Commercial Street and Spitalfields.

Within close walking distance to Liverpool Street and Aldgate East Station.

Specification

- New Landlord Fitout in situ from July 2021
- Redesigned reception space with high quality contemporary finishes
- Fully accessible raised floors
- Exposed services
- Crittal glass lift lobbies to all floors
- Newly refurbished passenger lifts
- New VRF air conditioning
- Showers, lockers and cycle racks
- F45 Gym in the basement



Typical Upper Floor Space Plan

258.0 Sq M / 2,777 Sq Ft

Open Plan Desks	40
6 Person Meeting Rooms	2
Informal Meeting Area	1
Quiet Booth	1
Teapoint and Breakout	1

