



City Office Agency

www.citytowerec2.co.uk

To Let
**City Tower, 40
Basinghall Street,
EC2**
Office Suites
From 189 sq ft up to 4,326 sq ft

Tel: 020 7338 4000

Fax: 020 7588 4542



Location: One of the City's premier Tower buildings, located equidistant between Bank and Moorgate Stations and close to Guildhall.

Description: The landlords, Prudential Property Investment Managers, have completed the refurbishment of the ground floor entrance hall and lifts. The office accommodation is also subject to a rolling refurbishment programme.

Accommodation:	Level 21	4,200 sq ft	Avail Sept 09
	Part Level 19	4,326 sq ft	
	Part Level 17	1,040 sq ft	
	Part Level 16	1,430 sq ft	
	Part Level 16	383 sq ft	
	Part Level 12	1,561 sq ft	
	Part Level 7	2,250 sq ft	
	Part Level 4	1,401 sq ft	
	Part Level 4	189 sq ft	
	Part Level 3	2,173 sq ft	

**Amenities /
Features:**

- VAV Air-Conditioning
- Raised Floors
- Metal Tile Suspended Ceilings
- Category 2 Lighting
- 4 Passenger Lifts
- Goods Lift
- 24 Hour Access / Security
- Car Parking Spaces

Lease: For a term by arrangement.

Rent: £39.50 per sq ft per annum exclusive **(No VAT)**.

Rates: £14.50 per sq ft.

Service Charge: £11.06 per sq ft.

Possession: Immediate.

Viewing: By appointment only through joint sole agents:

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