



60 New Broad Street, EC2

Fully Managed Office

DEVONO



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Fully Managed Office Space.

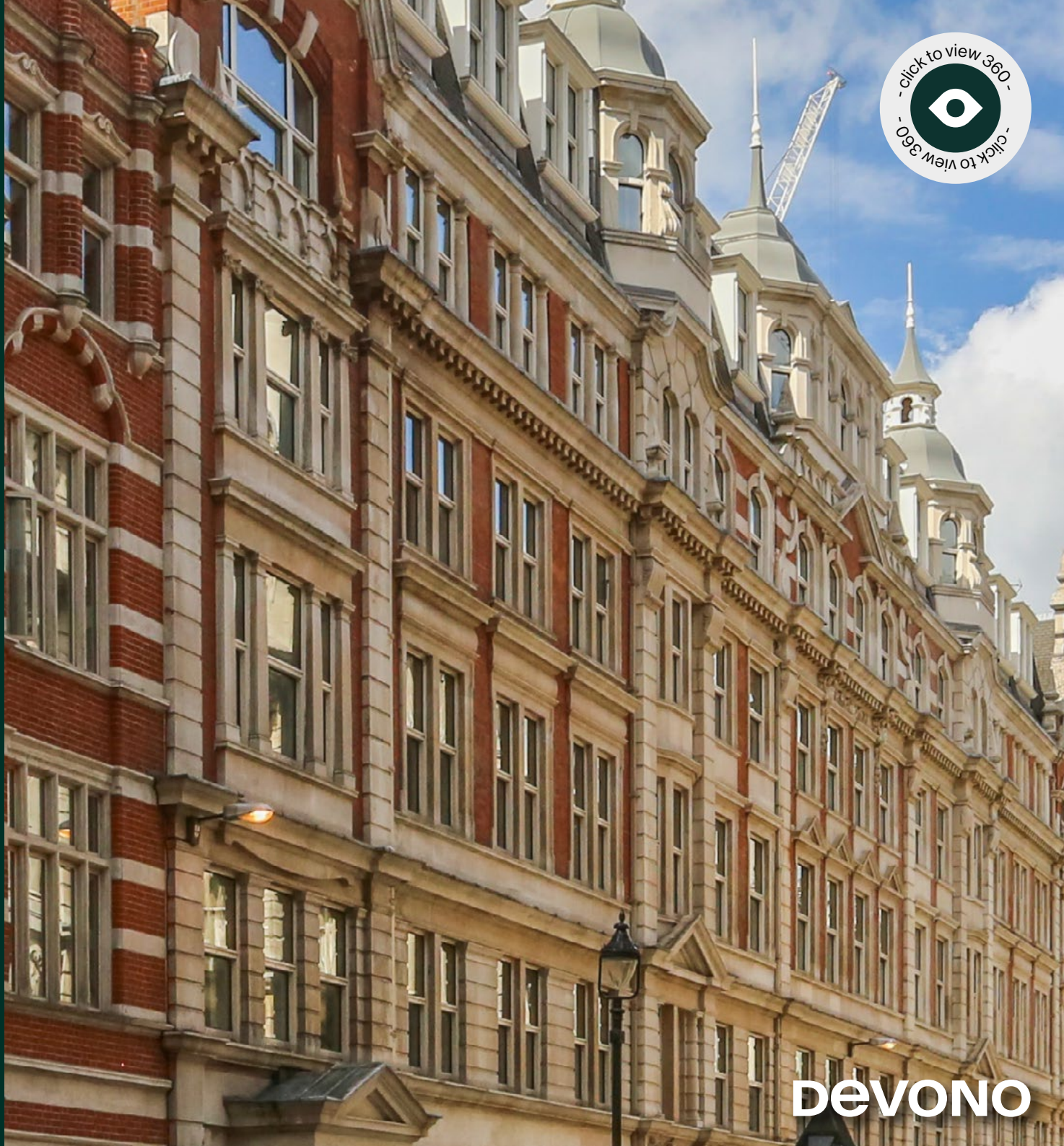
- » 2nd floor
- » 8,729 sq ft
- » Fully fitted
- » £155.00 per sq ft per annum all inclusive

Contact Devono

Viewings strictly by appointment with the sole letting agents, Devono.

DAVID BARRINGTON
M: 07967 345 830
E: db@devono.com

JACK KNIVETT
M: 0773 076 2857
E: jk@devono.com



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Description.

- » 106 x Workstations
- » 56 x Lockers
- » 3 x Meeting Rooms
- » Board Room
- » Large Kitchen and Break-Out Area
- » Additional Client Kitchen
- » Ample Additional Breakout Area
- » 2 x Informal Meeting Booths
- » 2 x Phone Booths

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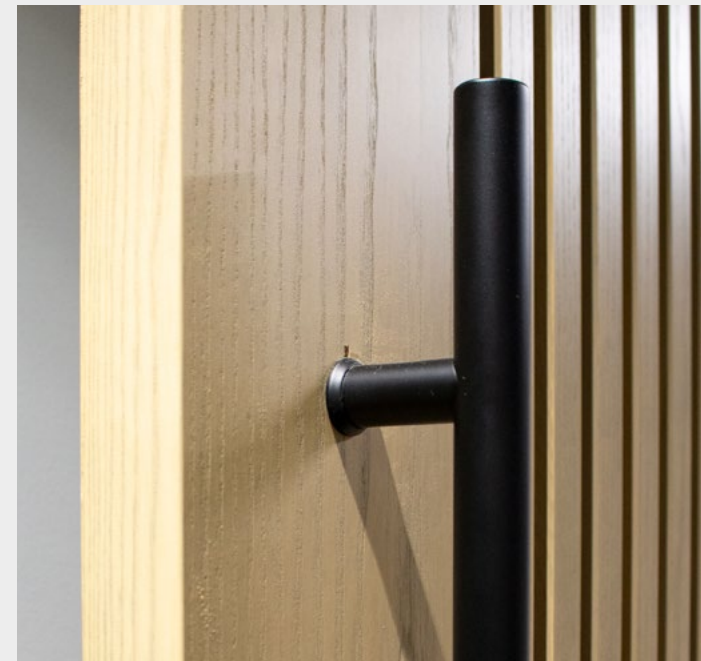














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Location.

Located less than 100m from Liverpool St Station, with access to the Underground, Elizabeth Line and Overground. The area is one of the most amenity-rich in central London, most notably with Broadgate a short walk away.

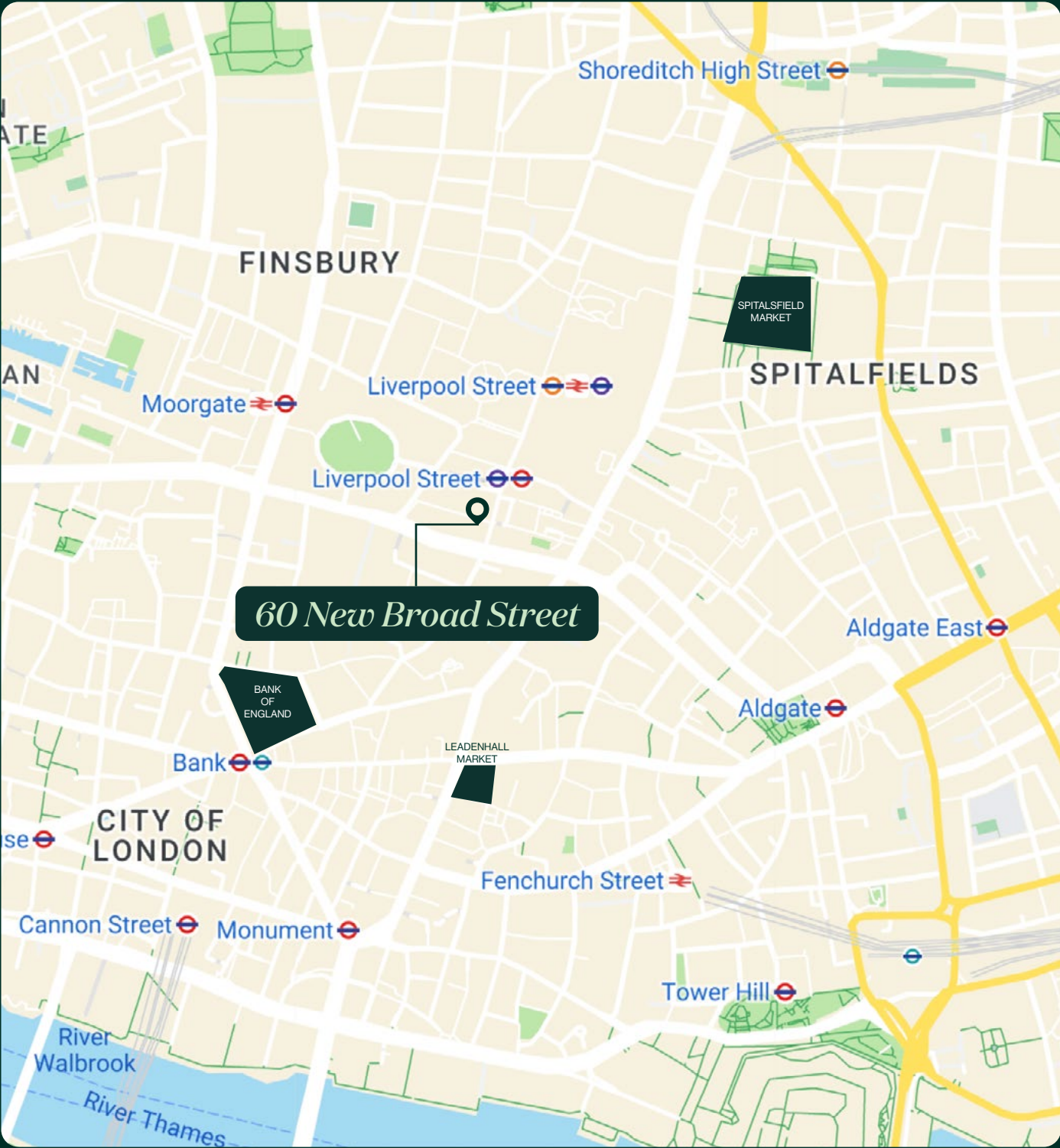
🚶 Liverpool Street	🚶 4 minutes
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Amenities.



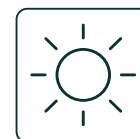
FULLY
FITTED



24 HR
ACCESS



VRF AIR
CONDITIONING



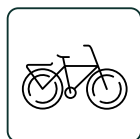
EXCELLENT
NATURAL LIGHT



NEARBY
TRANSPORT HUBS



LED
LIGHTING



20 BICYCLE
RACKS



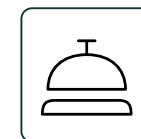
4
SHOWERS



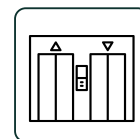
ON-SITE
SECURITY



RECENTLY
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FACILITIES



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Terms.

The 2nd floor is available on a Fully Managed basis for a term expiring in January 2028.

All-inclusive cost: £155.00 per sq ft per annum*

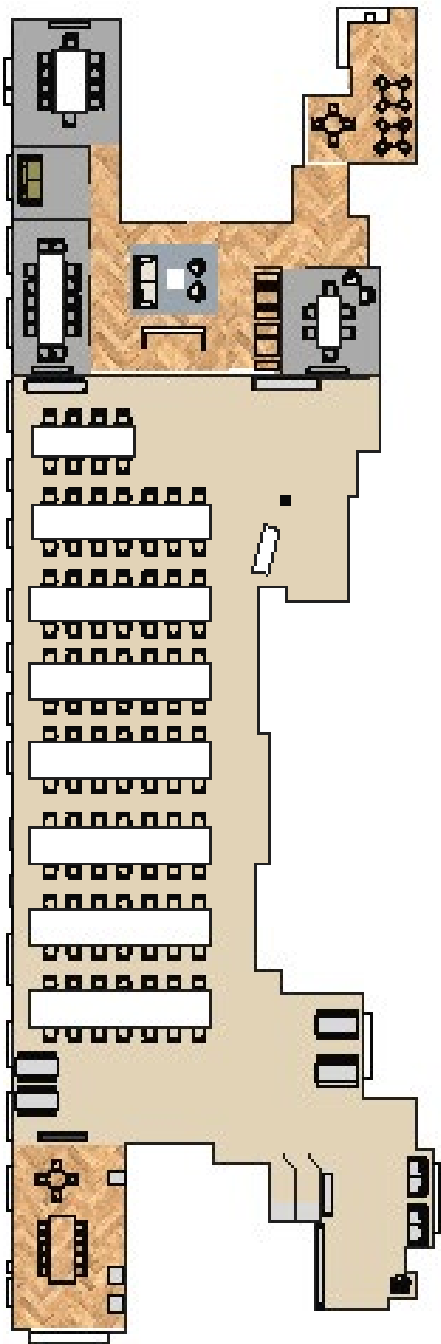
*The all-inclusive rent is comprised of: rent, business rates, service charge, full facilities management, Wifi connectivity, cleaning, waste management, and more. Utilities included on a base rate that is variable upon consumption. Additional managed services information is included on the following page.

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*Floor plan not to scale



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Managed services included.

Our team is trained to deliver the highest levels of customer service and operational capabilities, covering key areas such as hospitality, client engagement, health & safety, contract and invoice management and more.

Additional bespoke hospitality services are also available on request.

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ACCOUNT MANAGEMENT

- » Dedicated local account manager
- » Day to day management of all services
- » Customer and landlord liaison
- » Compliance reporting
- » Monthly H&S and FM site inspection
- » ...and more



FACILITIES MANAGEMENT

- » Wi-Fi connection
- » 24/7 facilities help desk and out of hours response
- » Management of the site/landlord relationship to manage building facilities issues
- » Monthly planned preventative maintenance
- » Annual power testing
- » ...and more



HOSPITALITY & CATERING

- » 2 x Bean to cup coffee machine
- » 2 x Premium water tap with filtered chilled and boiling (Zip Taps)
- » Daily replenish of all consumables
- » ...and more



CLEANING SERVICES

- » Daily cleaning service 2 hours per day including cleaning supplies and consumables
- » Refuse removal from general waste and recycling disposal points
- » Quarterly internal window clean
- » ...and more



HEALTH & SAFETY MANAGEMENT

- » Annual Fire Risk Assessment by qualified contractor
- » Annual H&S Risk Assessment by qualified contractor
- » Water Risk Assessment by qualified contractor
- » ...and more



ADDITIONAL BESPOKE SERVICES*

- » Dedicattted receptionist
- » Office supplies
- » Bespoke catering
- » ...and more

*these additonal bespoke services are not included in the list price



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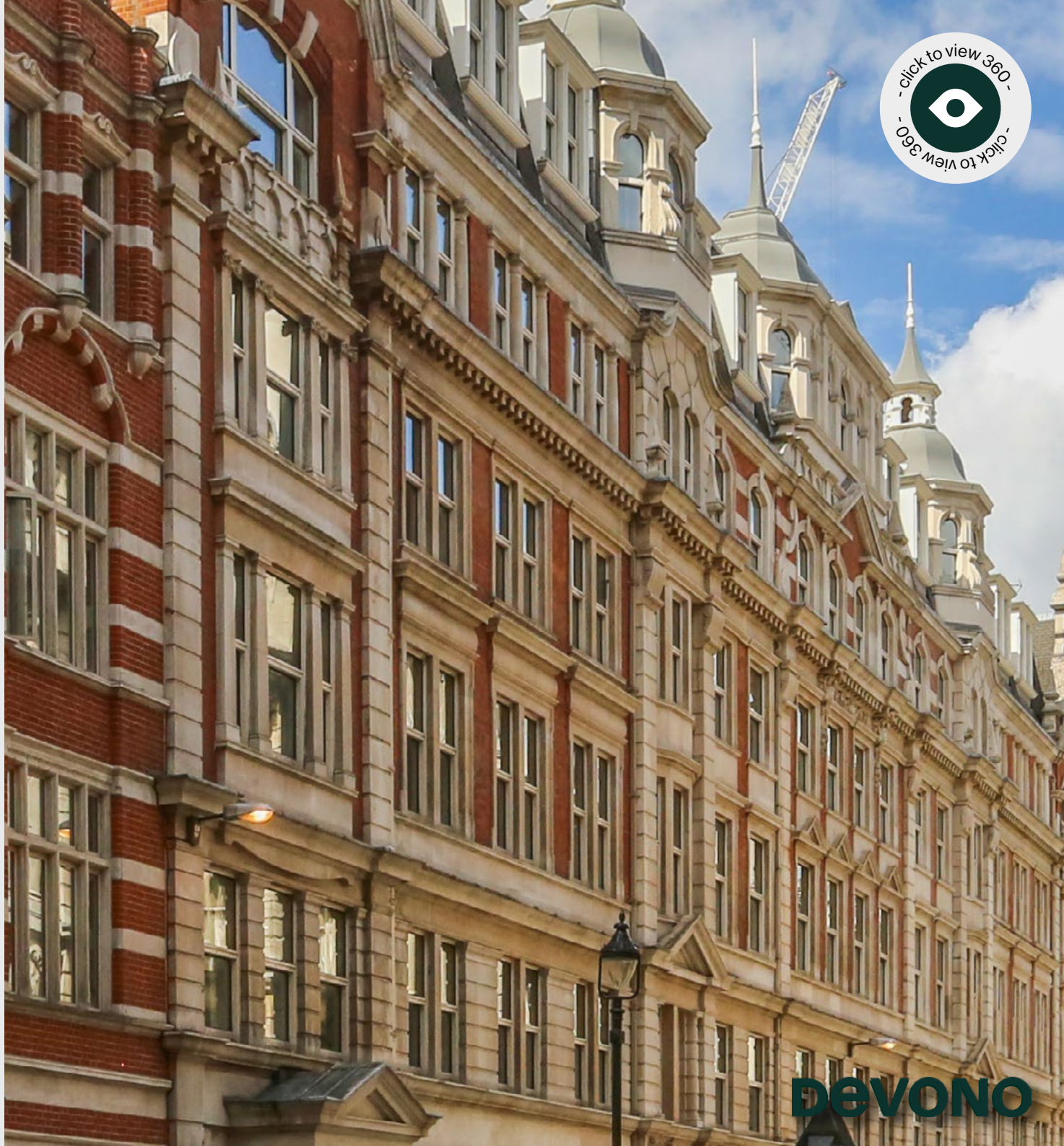
The floor is also available on a Fully Managed basis.

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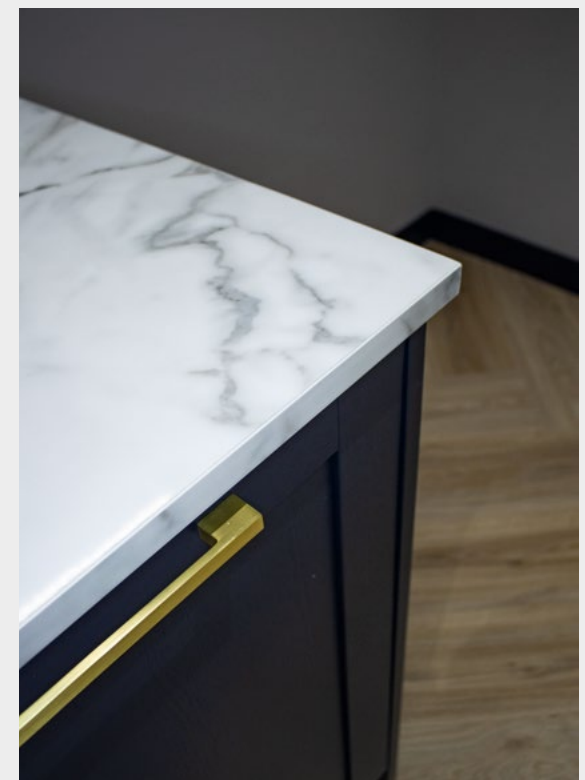
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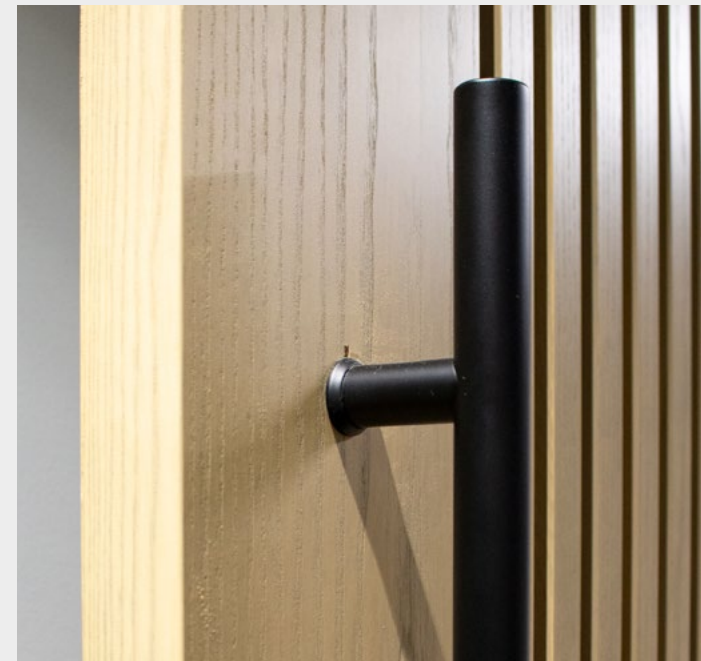














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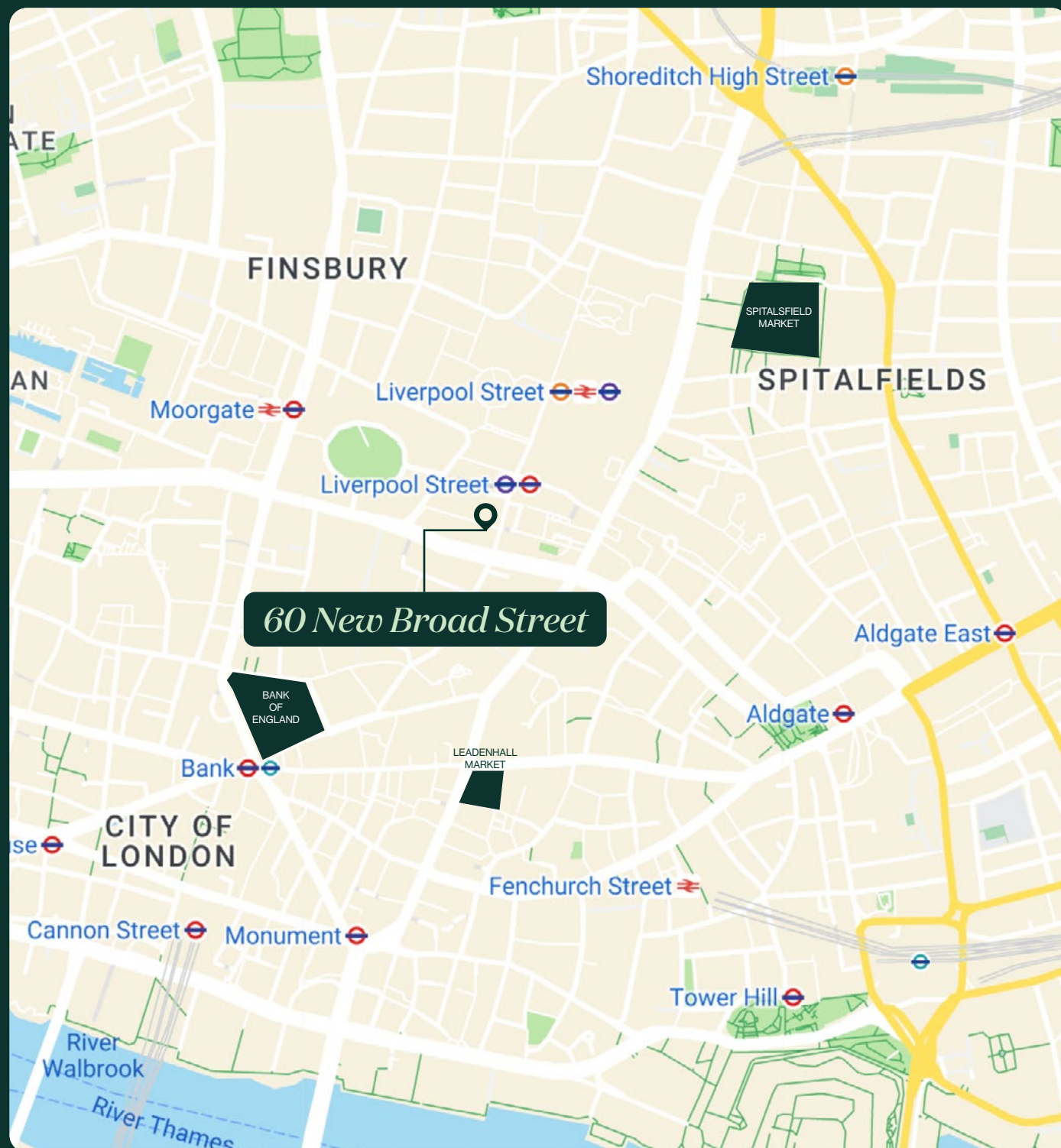
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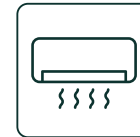
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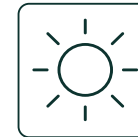
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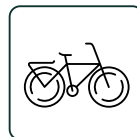
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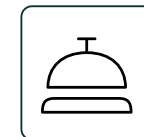
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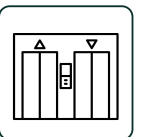
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The 2nd floor is available by way of an Assignment of the existing lease expiring 21st January 2028.

Rent: £62.50 per sq ft

Rates: £20.38 per sq ft

Service Charge: £13.35 per sq ft

EPC: C

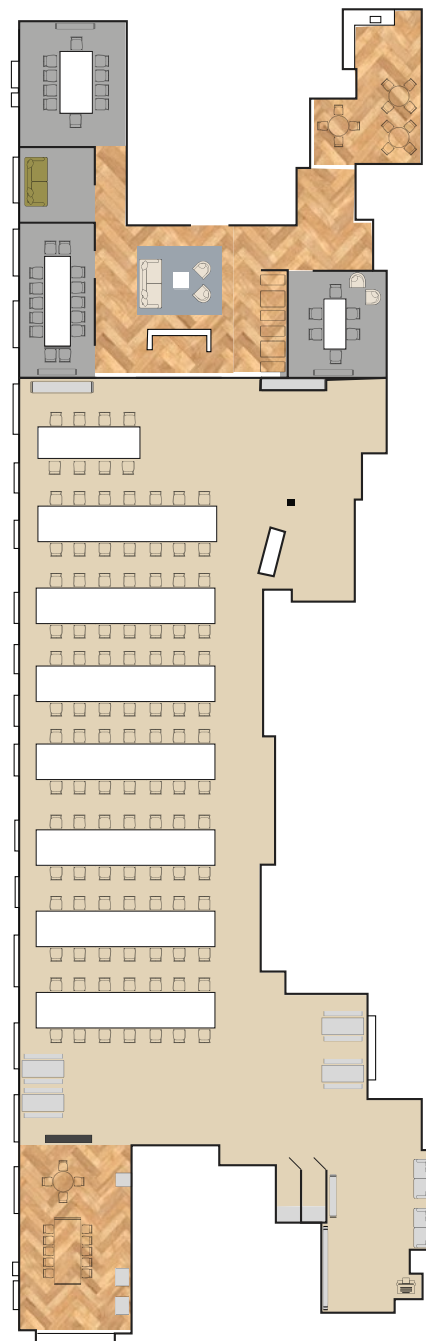
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