



MAKING MOVES



EXIT



**7th FLOOR,
EXCHANGE HOUSE,
12 PRIMROSE STREET,
EC2A 2BQ**

15,282 SQ FT

HIGHLIGHTS:

- Plug & Play
- Large, High Specification Kitchen and Breakout Area
- Visually Striking Office Building in the Broadgate Campus.
- Impressive Manned Building Reception
- High Ceilings
- Boardrooms, Meeting Rooms, and Phone Booths
- Open Plan Desking Area
- Lift Access
- Access to Roof Terrace
- BREEAM 'Excellent'
- Bike Racks, Showers and Lockers

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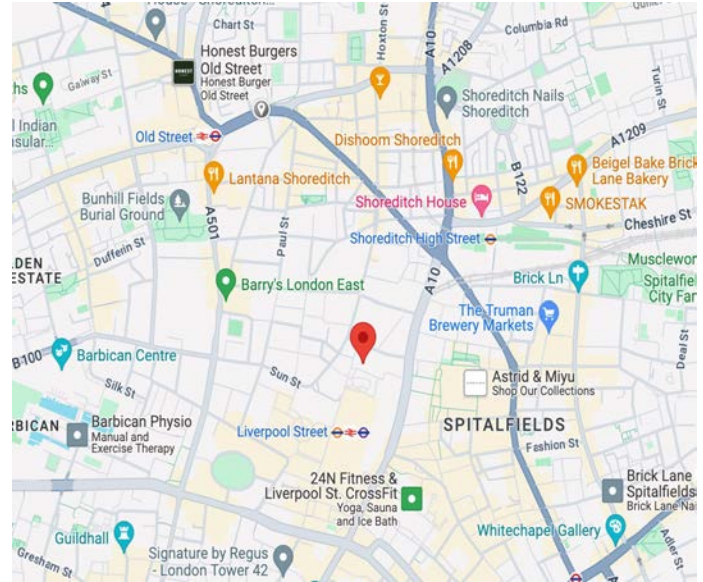
Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



Exchange House is highly accessible, located next to Liverpool Street Station, a major transport hub, providing the Underground, Overground, National Rail and Elizabeth Line Services.

The surrounding amenities are abundant, with Broadgate Circle and Spitalfields Market right on the doorstep; both home to a variety of restaurants and cafes, perfect for a lunch time spot or after work drinks! . The building overlooks Exchange Square which has been transformed into an attractive 1.5-acre park.



DESCRIPTION:



This stunning office boasts exceptional natural light through its floor-to-ceiling windows, offering captivating panoramic views over Broadgate.

The office is fully fitted to a very high quality. There is a large kitchen and breakout space, open plan desking area as well as multiple meeting rooms, boardrooms and phone booths.

The office also has its own demised manned reception, as well as an impressive building commissionaire with a visitor lounge creating a positive client journey.

TERMS:



A new Lease is available direct with the Landlord

EPC:



EPC: B

FLOOR AREAS & OUTGOINGS:

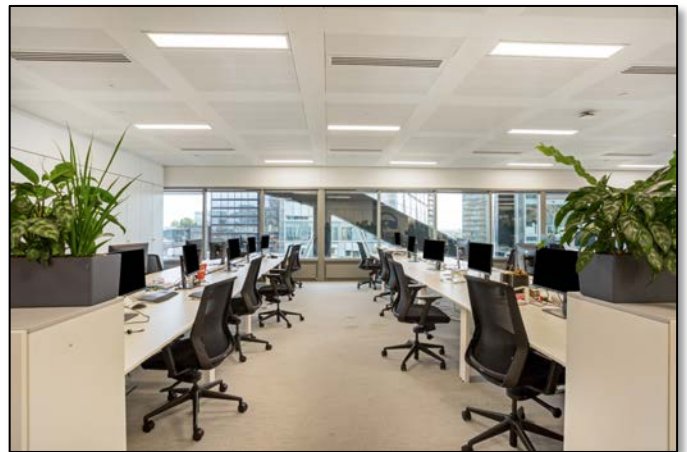
Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
7th	15,282	£87.00	£19.39	£28.27	£2,057,874	£171,490

VIEWINGS:

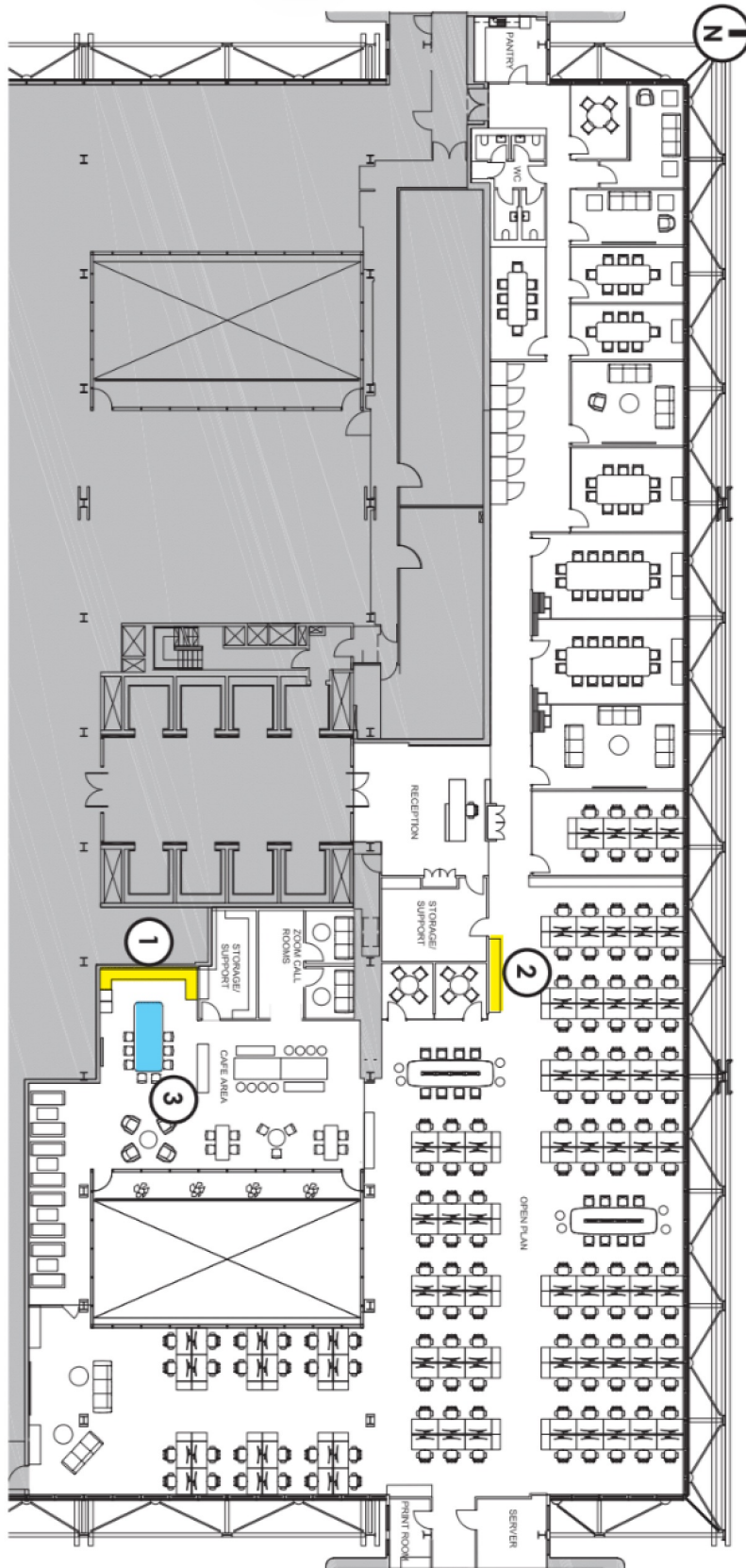
Strictly through appointment by sole agent:

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