

### SUBJECT TO CONTRACT

#### Location

The property is located at 12 Primrose Street, sitting directly to the north of Exchange Square in the heart of the Broadgate estate. The surrounding area is heavily populated with a diverse mix of cafes, bars, restaurants and leisure facilities. The location offers unrivalled connectivity to the capital and close proximity to the Elizabeth Line at Liverpool Street Station, which is only 2 minutes walk away.

#### Description

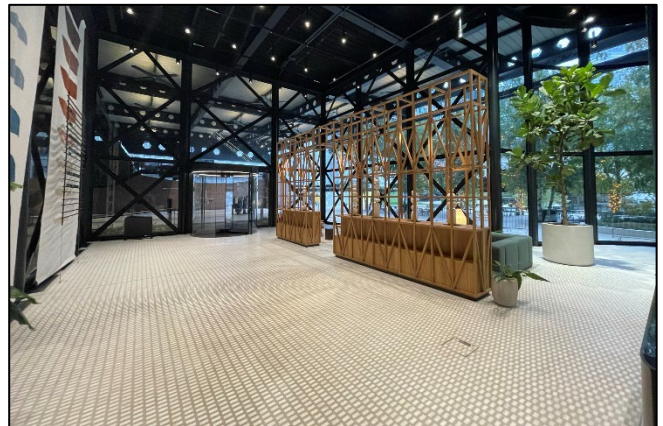
Exchange House is a ten storey highly specified office building comprising 420,000 sq ft. Designed by Skidmore Owings & Merrill in 1990, the property offers flexible floor plates arranged around two atriums enabling excellent natural light. The building is let to a variety of different types of occupiers including Herbert Smith Freehills, Zego Insurance and Braze.

The available space is located on the 8<sup>th</sup> and part 7<sup>th</sup> floors and benefit from exceptional panoramic views over Broadgate. The space is fitted out to a high quality and is offered by the lessee in a plug and play condition.

#### Amenities

- Newly refurbished reception by Piercy & Co
- Exchange Park offering 2 acres of public realm
- Fitted out 'Plug & Play' space
- Excellent floor to ceiling heights
- 200mm raised access floor
- Occupational density of 1:8 sq m
- Metal tiled suspended ceiling
- Dual power supply
- x8 passenger lifts
- New cycle storage, shower and locker facilities

	Area (sq ft)	Area (sq m)
8 <sup>th</sup> Floor	34,129	3,171
Part 7 <sup>th</sup> Floor	17,934	1,666



#### Lease

Available by way of an assignment or a flexible new sublease for a term to expire on 08 December 2027.

#### Viewing

Viewing strictly by appointment through sole agents Cushman & Wakefield.

Costs	Per sq ft exclusive
Passing Rent	£54.00
Rates (2023 / 2024)	c. £20.00
Service charge	£9.63
Service charge	£2.20

For more information, please contact:

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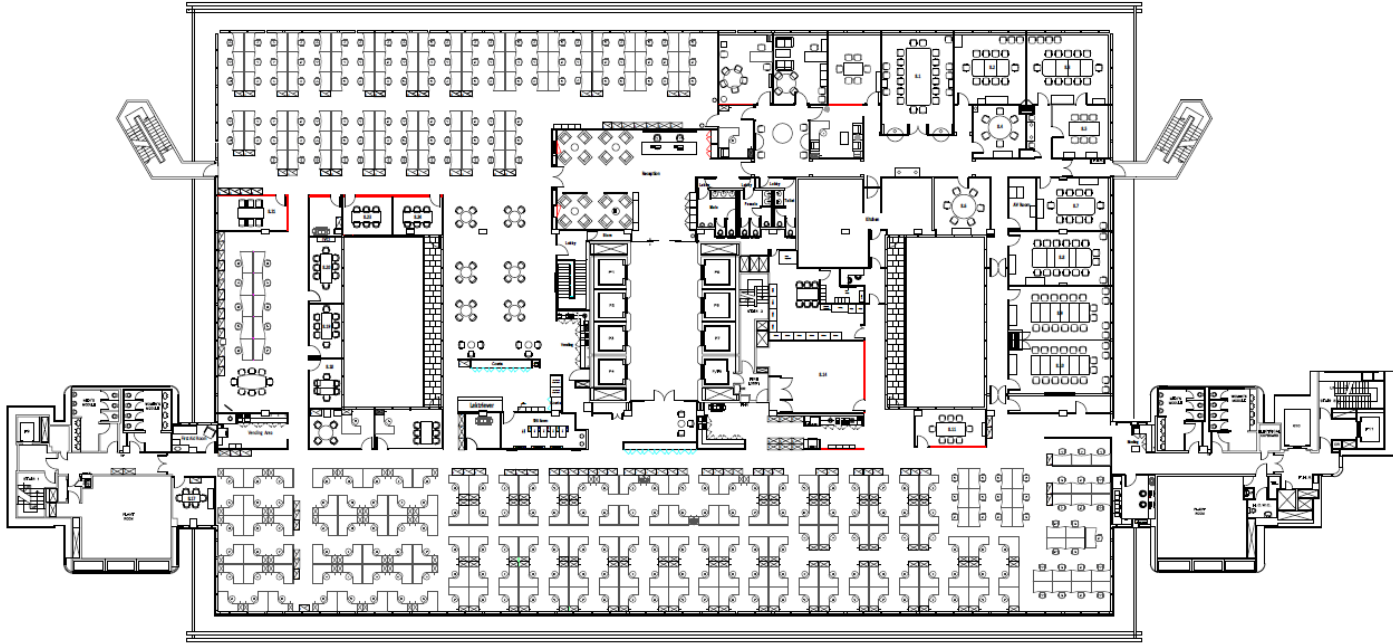
alex.novelli@cushwake.com

#### George Homer

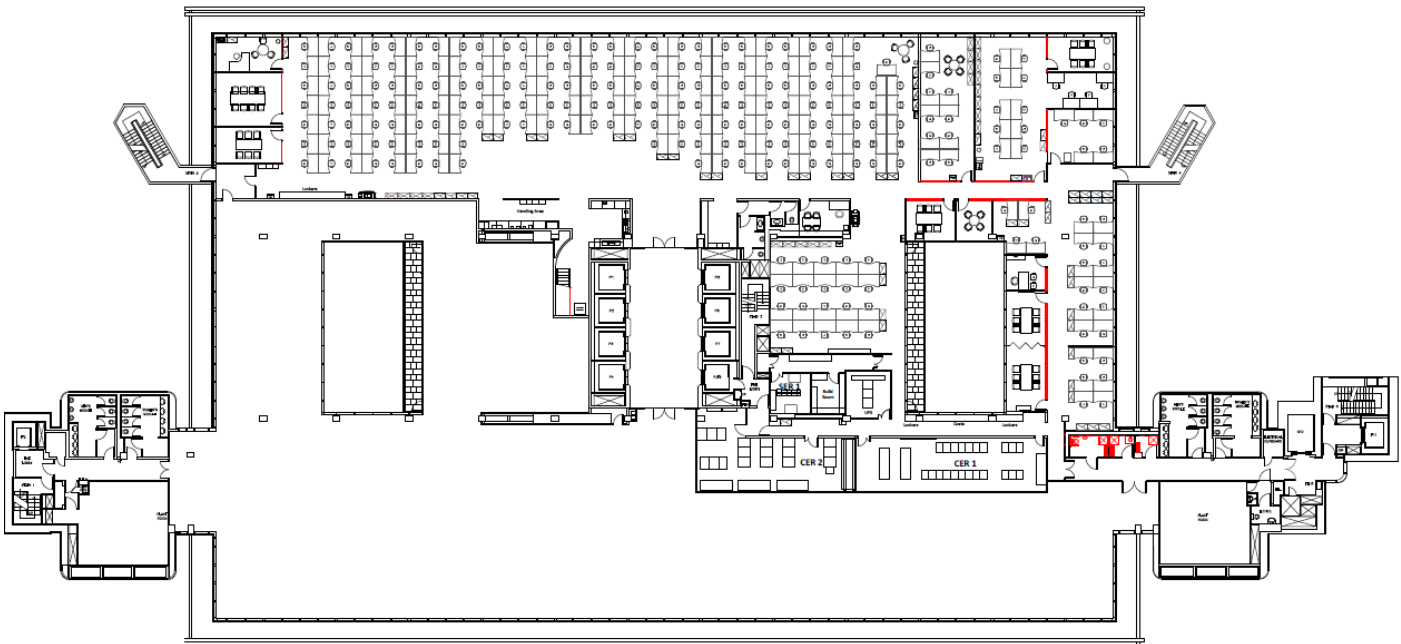
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**8th Floor Plan**



**Part 7th Floor Plan**



# Exchange House, EC2

17,934 – 52,063 sq ft  
Fully Fitted – Plug and Play

