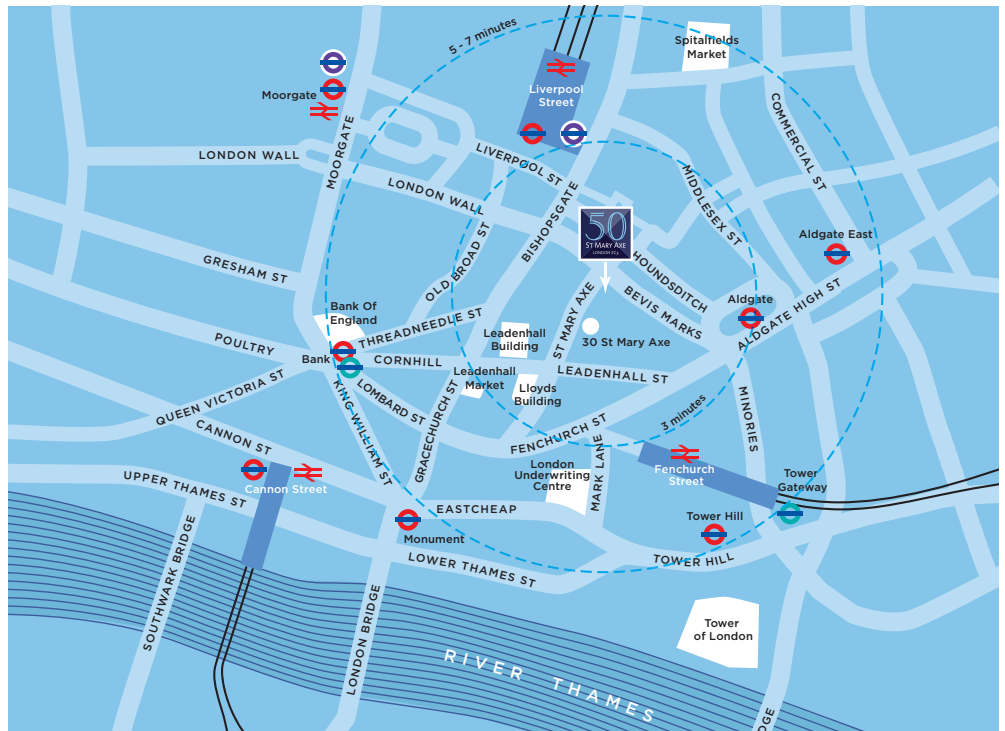




**4th floor - 4,057 sq ft (376.90 sq m)**

**TOP SPECIFICATION CAT A OFFICE  
ACCOMMODATION**

**Now Available**



Designed and produced by Purplefish www.purplefish.com

50 St.Mary Axe is ideally located in the heart of the Tower cluster bordering the traditional insurance and banking locations of the City.

The surrounding area is set to benefit from the improvements works linked to the development of both 22 and 100 Bishopsgate as well as the completion of Crossrail at Liverpool Street Station which is within 3 minute's walk.

**Terms**

Upon application

**Accommodation**

4th floor (CAT A) 4,057 sq ft 376.90 sq m

**Specification**

- Active chilled beam air conditioning
- 2 x 13 person passenger lifts
- Small west facing terrace
- Refurbished CAT A accommodation
- Fully accessible raised floors – 75mm clear void
- Metal plank suspended ceilings
- New energy efficient LED lighting
- Floor to ceiling height – 2,650mm
- 3 x unisex WCs and 1 x disabled WC per floor
- Shower facilities on alternate floors
- BREEAM rating – very good

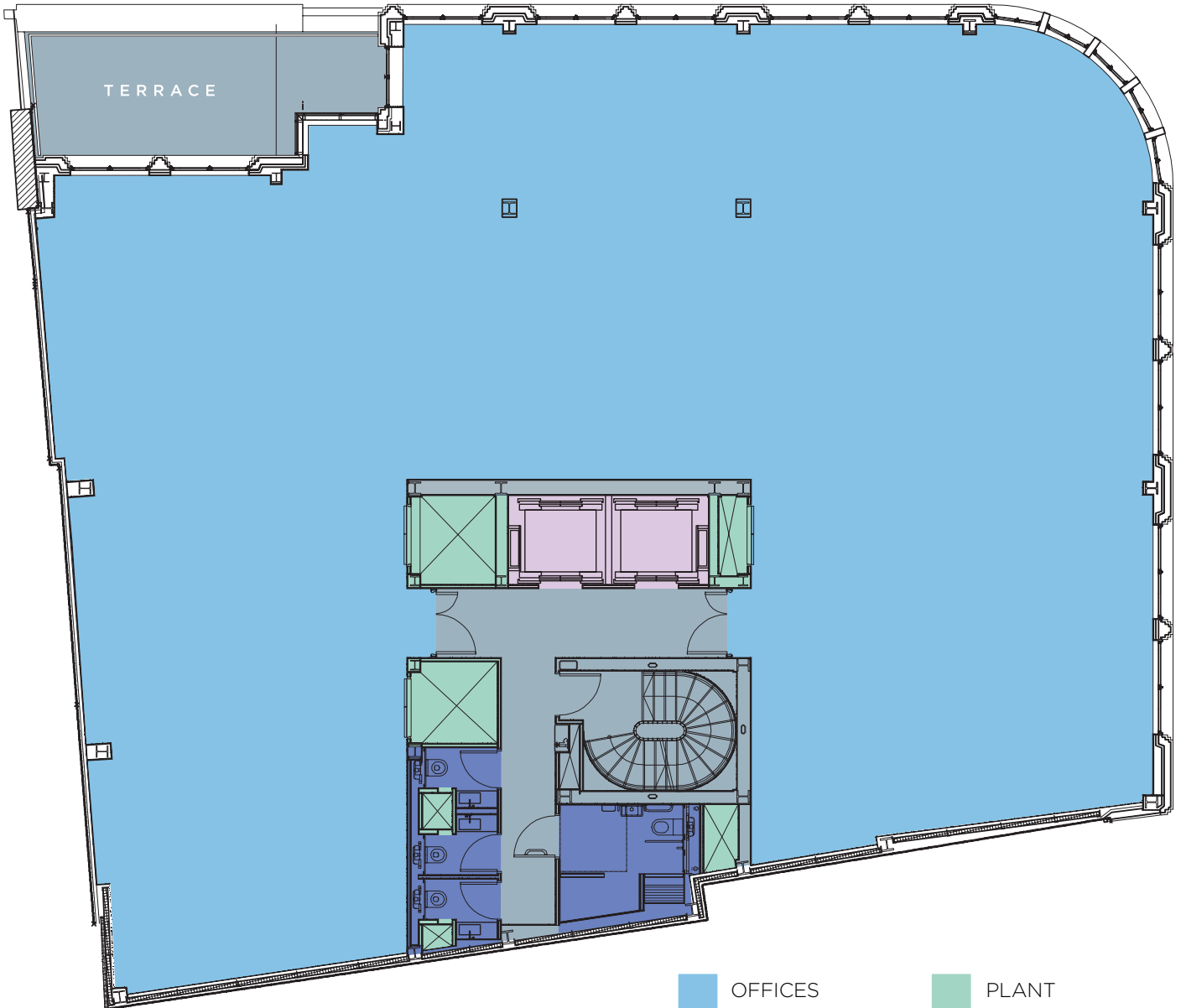
MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991 Cushman & Wakefield LLP for themselves and for vendors or lessors of this property whose agents they are, give notice that: 1 The particulars are produced in good faith, are set out as a general guide only and do not constitute a part of a contract. 2 No person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property. 3 This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. 4 Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. 5 Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. July 2017.

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## 4th floor - 4,057 sq ft (376.90 sq m)



- OFFICES
- PLANT
- WCs & SHOWERS
- CIRCULATION
- LIFTS

Plan not to scale: For indicative purposes only