



## THE OFFICE

This 3rd floor office suite is entirely open plan and benefits from dual aspect and excellent natural light throughout. The property is fully fitted with furniture available and contains a small kitchenette. This space represents a unique opportunity to occupy an entire floor of a small listed period building within the City of London.



# AVAILABILITY

Available by way of a new lease direct from the Landlord.

## SPECIFICATION

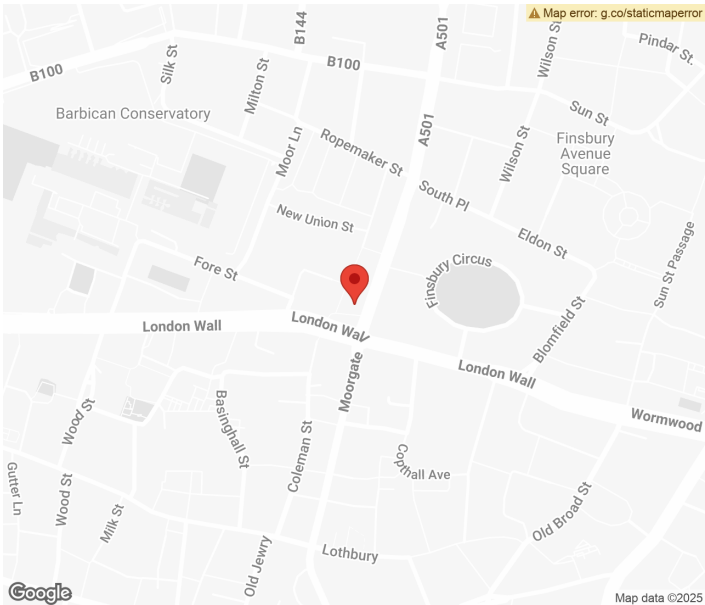
- Plug & Play
- Perimeter trunking
- Cat 5 cabling
- High speed broadband
- Electric heaters
- Period features
- Fully carpeted
- Entryphone system
- Excellent natural light
- Fitted kitchenette
- 24 hour access

## AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
3rd	36.43	392	£40	£13.15	£10.32	£24,880	Available

# LOCATION

This unique property is situated in a fantastic location within seconds of Moorgate Tube station and on the corner of London Wall and Moorgate



## COMMUNICATION

The building benefits from easy access to key transport hubs.



## WALKING TIMES

From the building



Moorgate

1 Minute



Liverpool Street

6 Minutes



Bank

8 Minutes

# CONTACT

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