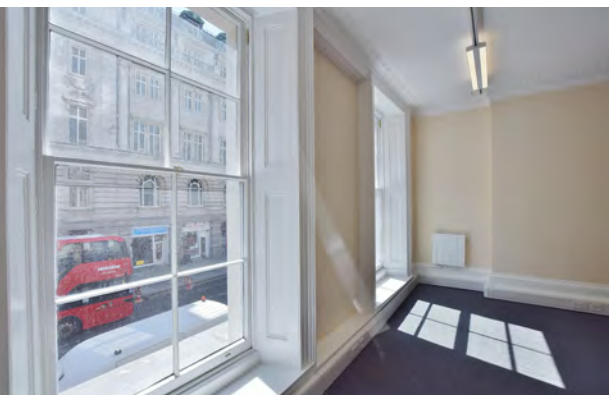


B1/D1 Uses  
Flexible Lease Terms



# 87 MOORGATE

London, EC2M 6SA



## LEASE TERM

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

## DESCRIPTION

This top floor office suite is located within a period office building in the heart of Moorgate. The floor is split into two rooms, both of which have great natural light. The space has central heating, AC, perimeter trunking, good storage facilities and LED lighting.

## LOCATION

This property is located right next to Moorgate station in the heart of the City. The space is situated only a 5 minute walk away from Liverpool Street Station. There is a variety of cafes, restaurants and shops all within close proximity.

## AMENITIES

- Perimeter Trunking
- Fibre
- Central Heating
- Air Conditioning
- Period Features
- Generous Floor to Ceiling Height
- 24 Hour Access
- Excellent Natural Light
- Buzzer Entry System
- Exceptional Transport Links
- Floor Boxes
- EPC - TBC

## AVAILABILITY

FLOOR:	AREA (SQFT)	RENT (PERSQFT)	BUSINESS RATES (PERSQFT)	SERVICE CHARGE (PERSQFT)	TOTAL COST (PER ANNUM)	STATUS
2nd	443	£49.50	£16.48*	TBC	TBC	Available
3rd	447	£49.50	£16.33*	TBC	TBC	Under offer

\*The incoming tenant would qualify for small business rate relief if this is his/her only commercial premises. Please make your own application.



## CONTACT

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