



**STIRLING
ACKROYD**

TO LET

**Moorgate House, 5 - 8
Dysart Street, Moorgate,
London, EC2A 2BX**

2,139 sq ft

Fully furnished
contemporary office for
let



Description

The available space is located on the ground floor of this attractive period building. The floor is open plan with excellent floor-to-ceiling height and a contemporary fit-out providing multiple meeting rooms, kitchenette and perimeter trucking. Natural light is provided by large windows on two aspects and the unit further benefits from air conditioning, engineered wooden flooring, and WC facilities.

A flexible lease is on offer and the unit is available fully furnished, making it suitable for a variety of occupiers.

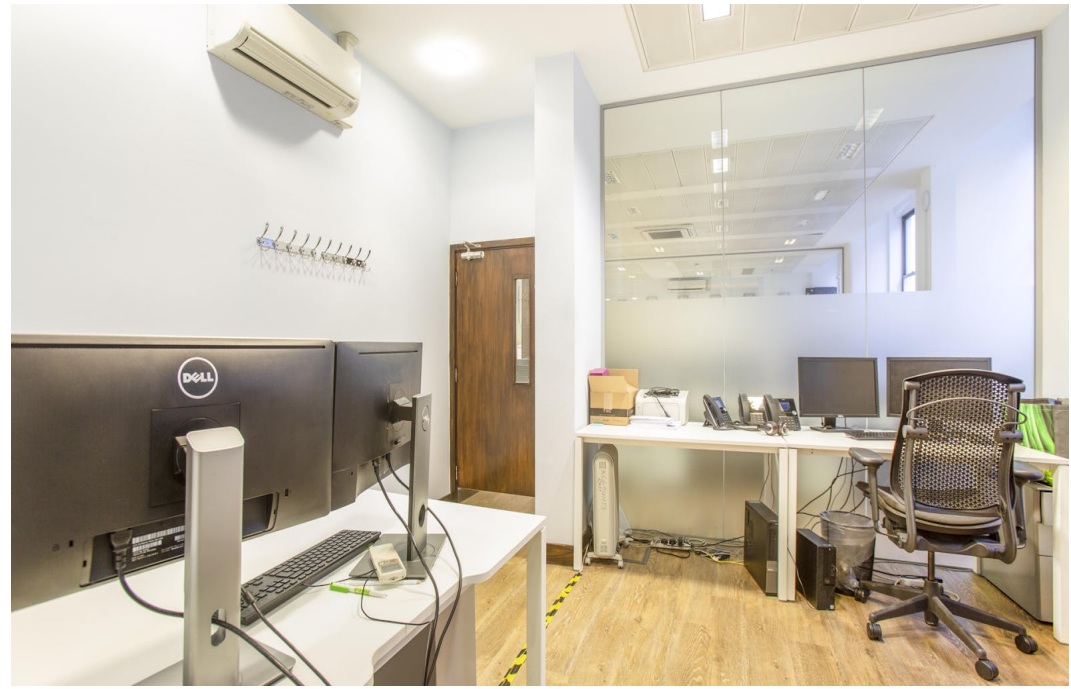
Location

The property is well situated for transport links, with several stations within walking distance. Moorgate, Liverpool Street, and Old Street Stations are all within a 5-minute walk, providing access to the Central, Circle, Hammersmith & City, Metropolitan and Northern lines as well as mainline trains. Spitalfields Market is a 10-minute walk away, offering a range of bars and lunch options.

Key points

- Ground floor - 2,139 square feet
- Good natural light and air conditioning
- Excellent floor to ceiling height
- Kitchenette and WCs
- Engineered wooden flooring
- Perimeter trucking
- Gas central heating
- Video entry





Accommodation

Name	sq ft	sq m	Availability
Ground	2,139	198.72	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£15.40 per sq ft
Service Charge	£9 per sq ft Service charge is inclusive of electricity, water, gas and building insurance
VAT	To be confirmed
EPC	D (90)

Viewing & Further Information



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