

Newly Refurbished  
Building in a Private &  
Exclusive Core City  
Location

- Fully Refurbished
- Exposed ceiling
- New VRV Air conditioning
- Manned Reception
- Excellent Natural Light
- Showers & cycle storage
- Telcom fibre optic spine in building

# 3 Moorgate Place

London, EC2R 6EA

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	2,809 to 5,737 sq ft / 260.96 to 532.98 sq m
<b>Rent</b>	£49.50 per sq ft
<b>Rates Payable</b>	£25 per sq ft Estimated
<b>Service Charge</b>	£14.61 per sq ft
<b>EPC</b>	B (42)

## Property Highlights

3 Moorgate Place is newly available following a comprehensive refurbishment designed by leading architects tp bennett. The design delivers modern and well specified offices whilst offering excellent value. The building is served by two passenger lifts, a manned reception, cycle racks and showers. The building can be let in part or on a floor-by-floor basis.

3 Moorgate Place has a rich history and was once the HQ of Ocean Accident & Guarantee Corp and most recently that of St James's Wealth Management. Tenants at 3 Moorgate Place will be in great company; other local occupiers include: Schroders, Deutsche Bank, BlackRock, Amundi, Alliance Bernstein and Mondrian. The immediate vicinity provides a wealth of retail, cafe / restaurant, and leisure / cultural offering.

## Location

Moorgate Place is conveniently located off Great Swan Alley, between Copthall Avenue and Moorgate at its junction with London Wall and benefits from an enviable proximity to the Elizabeth Line Moorgate station.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
7th - 6th & 7th floors (Roof terrace)	3,747	Let
5th	2,820	Let
4th	2,934	Let
3rd	2,928	Available
2nd	2,931	Let
1st	2,809	Available
Ground	2,011	Let
<b>Total</b>	<b>20,180</b>	

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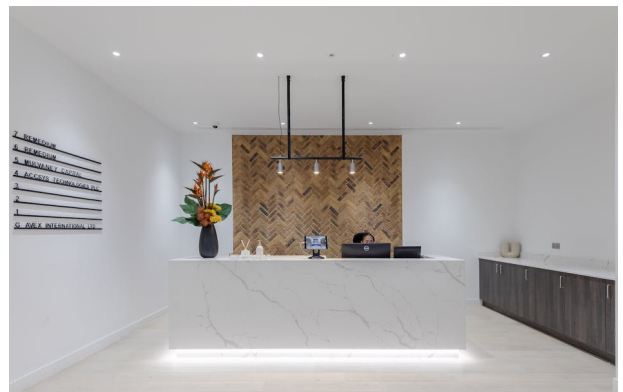
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## Amenities & Specifications

- \_ Build Status: Refurbished
- \_ Fitout Concept: CAT A





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