



4,077 sq ft of partly fitted  
space - Just £19.50psf

- Air conditioning
- Suspended ceiling
- Manned reception
- New bicycle store
- Shower facilities
- Great natural light

# 31 Worship Street

London, EC2A 2DX

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	4,077 sq ft / 378.77 sq m
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£11.80 per sq ft
<b>Service Charge</b>	£12 per sq ft
<b>EPC</b>	Upon enquiry

## Property Highlights

The 2nd floor offers c.4,000 sq ft of partly fitted accommodation to include a selection of meeting rooms at a kitchen, and is available for only £19.50psf!

## Location

The building is within a ten minute walk of Moorgate, Old Street and Liverpool Street stations. The location bridges the gap between the city and tech belt, offering easy access to the traditional commercial districts and the vibrancy of Shoreditch/ Old Street.

## Accommodation

The accommodation comprises of the following

Name	sq ft	Availability
2nd	4,077	Available
<b>Total</b>	<b>4,077</b>	

## Specification

Air conditioning  
Suspended ceiling  
Recessed LED lighting  
Contemporary reception  
2 x passenger

lifts  
24-hour access  
Male, female and DDA compliant WC's  
Bike storage  
Shower facilities

## Viewings

Via Avison Young only

## Building USP's

1. £19.50psf
2. New end-of-trip facilities
3. Take your pick from Moorgate, Liverpool Street or Old Street stations



### Hannah Baxter

07442 375 903  
hannah.baxter@avisonyoung.com



### Jamie Major

07799 341569  
jamie.major@avisonyoung.com