



New best in class, plug  
and play floor perfectly  
located between Bank &  
Moorgate Stations

- New high-spec fit-out
- New end of trip facilities
- Newly refurbished reception
- Raised floor
- Excellent natural light
- Commissionaire

# 4 Moorgate

London, EC2R 6DA

AVISON  
YOUNG



## Summary

**Available Size** 2,963 sq ft / 275.27 sq m

**Rates Payable** £23.70 per sq ft

**Service Charge** £17.55 per sq ft

**EPC** B

## Property Highlights

4 Moorgate boasts an attractive Portland stone façade, fully remodelled manned reception, and upgraded end of trip facilities.

The lifts open directly on to the floor which is undergoing a comprehensive refurbishment. From Q2 2024 the space will have a new design-led, high-spec fit out to include meeting rooms, kitchen/breakout area, call booths, open plan and hot desking. The plan is visible in the media section of the listing.

## Location

The property is located in the heart of the City of London. It is situated on the corner of Moorgate and King's Arms Yard, close to the Bank of England, Gresham Street and Lothbury. It is in close proximity to Moorgate and Bank Underground stations, providing direct access to the Elizabeth, DLR, Northern, Hammersmith & City, Central, District & Circle, Waterloo & City line services.

## Accommodation

Name	sq ft	Availability
4th - CAT B	2,963	Coming Soon
<b>Total</b>	<b>2,963</b>	

### Jamie Major

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## Amenities & Specifications

– Fitout Concept: CAT B