



TO LET

12 Appold Street,
London, EC2A 2AW

3,510 to 10,745 sq ft

Prime office scheme
opposite Liverpool Street
station, available in
floors or as a whole



VIDEO TOUR

stirlingackroyd.com



Description

Take your place at The Appold - Broadgate.

Seven floors of newly refurbished space in a vibrant City meets Shoreditch location.

Whether you are looking for an exciting new HQ or single floor, The Appold offers complete flexibility with CAT A and fully fitted options from 1,926 - 21,808 sq ft.

Location

The Appold's position means Liverpool Street, Old Street, Moorgate and Shoreditch High Street stations are all within easy reach in under a ten minute walk. Liverpool Street station is just a three minute walk away, offering underground, overground, mainline and the now fully open Elizabeth Line - offering reduced travel times across the City and further afield.

Key points

- Newly refurbished lobby with manned reception
- Fully accessible raised floor
- 2 passenger lifts
- Newly remodelled end of journey facilities
- Multiple showers, bike storage and lockers
- Air conditioning
- Column free floors
- Typical floorplate approx 3,500 sqft





Accommodation

Name	sq ft	sq m	Availability
5th	3,510	326.09	Available
4th	3,606	335.01	Available
3rd	3,629	337.15	Available
2nd	3,562	330.92	Under Offer
1st	3,602	334.64	Under Offer
Ground - avail Dec	1,972	183.20	Under Offer
Lower Ground - storage	1,926	178.93	Under Offer

Rents, Rates & Charges

Lease	New Lease
Rent	£57.50 per sq ft
Rates	£22 per sq ft
Service Charge	£17.50 per sq ft to be confirmed
VAT	Applicable
EPC	D (91)

Viewing & Further Information



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Joint Agents

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