



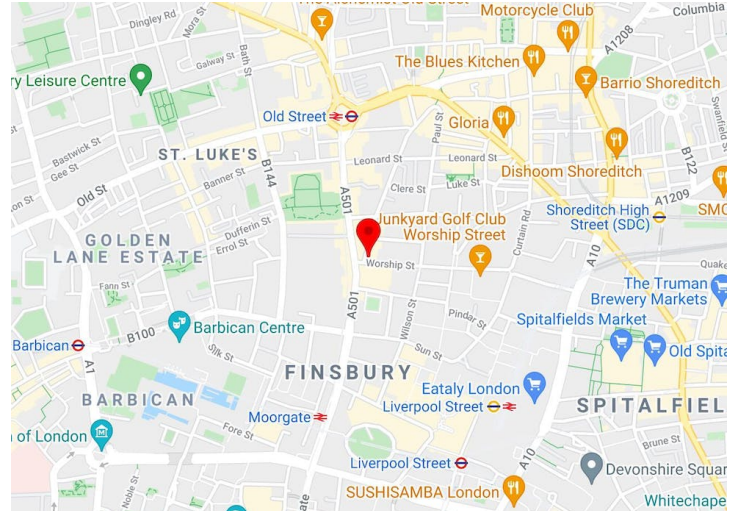
Corner office building
within The Worship
Estate with first floor,
partially fitted office
space.

- Benefits from Estate facilities
- Large floor to ceiling height
- Passenger lift
- 24-hour access
- Cost effective solution

1-3 Worship Street

London, EC2A 2AB

**AVISON
YOUNG**



Summary

Available Size	1,320 to 3,569 sq ft / 122.63 to 331.57 sq m
Rent	£29.50 per sq ft
Rates Payable	£16.98 per sq ft LG £6.01
Service Charge	£9.10 per sq ft
EPC	D

Description

1-3 Worship Street offers a corner building with partially fitted office space and plenty of floor to ceiling height. The office space is on the first floor and comes with a range of features including 24 hour access and end-of-commute facilities.

Location

The property is located on the corner of Worship and Tabernacle Street and is within five minutes walking distance to both Moorgate and Old Street stations. An array of local amenities including interactive bars, cafes, pubs and restaurants are right on the doorstep.

Accommodation

The accommodation comprises of the following

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st	1,320	£29.50 per sq ft	£16.80	£9.10	Available
Unit - G & LG	2,249	£29.50 per sq ft	£16.98	£9.10	Available
Total	3,569		£16.89	£9.10	

Specification

- Perimeter trunking
- Large floor to ceiling height
- Exposed slab and pendant lighting
- Passenger lift
- 24-hour access
- Disabled ground floor WC & shower
- Access to communal bike storage
- Estate facilities
- End-of-commute facilities
- Redecorated and partially fitted
- Air conditioning
- 24 hour access

Viewings

Via Avison Young only

Building USP's

1. Very cost-effective relative to offering
2. Great corner location
3. Benefits from wider estate amenities

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