

1-3 Worship Street, EC2A Office, Retail To Let



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

- Communal Estate facilities
- Good ceiling height
- Passenger lift
- 24-hour access
- Cost effective solution
- Self-contained option

1-3 Worship Street

London, EC2A 2AB







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		

Property Highlights

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. The ground floor benefits from self-contained access and includes basement access via a spiral staircase.

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.

Motorcycle Club Columb The Blues Kitche ry Leisure Centre Old Street + C Gloria LUKE'S Tuke S reditch Inkyard Golf Club GOLDEN IANE The Trum Brewery Mai 501 Spitalfields Market Barbican Centre Old Spit FINSBUR Eataly London BARBICAN ALFIEL SP Liverpool Street + Moorgate ***** of London 😐 Liverpool Street O Devonshire Squar SUSHISAMBA London Whitechape

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 /sq ft	£16.80	£9.10	Available
Unit - G & LG	2,249	£29.50 /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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