



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

**AVISON
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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

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.

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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