



TO LET

**12 Appold Street,
London, EC2A 2AW**

3,629 sq ft

**Third floor fully fitted
office adjacent to
Liverpool St station**



VIDEO TOUR

stirlingackroyd.com



Description

Take your place at The Appold - Broadgate.

A fully fitted third floor in a vibrant City meets Shoreditch location.

The space comprises mainly open plan office with several glazed meeting rooms, large kitchen with seating, 2 lifts and the benefit of a manned reception. Fitted with 32 workstations with room to add more, the space is very bright and would suit a range of occupiers from fintech to digital. The floor also has the advantage of floor to ceiling windows and being column free.

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





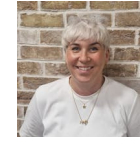
Accommodation

Name	sq ft	sq m	Availability
3rd	3,629	337.15	Available

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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