



**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](http://stirlingackroyd.com)**





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## 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.

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## 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.

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## 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







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## Accommodation

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

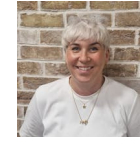
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## Rents, Rates & Charges

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)

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## Viewing & Further Information



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