



## TO LET

**1st - 3rd Floors, 1-5  
Wormwood Street,  
London, EC2M 1RQ**

1,173 to 3,522 sq ft

Modern offices in the  
heart of the City for rent  
as HQ or floor by floor



**VIDEO TOUR**

**[stirlingackroyd.com](https://stirlingackroyd.com)**



---

## Description

The property is arranged over first to third floors and is offered as a self-contained HQ otherwise it can be rented on a floor by floor basis. The ground floor offers an attractive entrance lobby recently refurbished. A modern and bright stairwell offers access to the three upper floors.

Each floor benefits from excellent natural light with views both into the City but also into the Boltoph Gardens. Offering open plan layouts, good ceiling heights and modern VRV air conditioning. Each floor has a modern kitchenette and dedicated WC.

---

## Location

Occupying a prominent position on Wormwood Street close to the junction with Bishopsgate. The location benefits from having some of the City's destination eateries on its doorstep to include, Duck & Waffle, Sushi Samba, The Ivy City Garden and many more. With Leadenhall Market a short stroll away and the recently re-developed Broadgate Circle Shopping Centre in addition to Spitalfields Market.

The main transport hub would be Liverpool Street Station offering mainline, underground and Elizabeth Lines providing excellent links throughout London and beyond.

---

## Key points

- Total internal space - 3,522 square feet
- Prominent City location
- Recently refurbished
- Attractive entrance lobby
- All floors approximately 1,174 square feet
- Excellent natural light
- New VRV air conditioning
- Each floor has a modern kitchenette and WC





## Accommodation

| Name | sq ft | sq m   | Availability |
|------|-------|--------|--------------|
| 3rd  | 1,173 | 108.98 | Available    |
| 2nd  | 1,174 | 109.07 | Available    |
| 1st  | 1,175 | 109.16 | Available    |

## Rents, Rates & Charges

|                |                 |
|----------------|-----------------|
| Lease          | New Lease       |
| Rent           | £55 per sq ft   |
| Rates          | On application  |
| Service Charge | £6.80 per sq ft |
| VAT            | Applicable      |
| EPC            | C (70)          |

## Viewing & Further Information



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Alex Zeckler**  
0207 538 9253  
07961238152  
azeckler@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 07/02/2025