

To Let

1 Appold Street, London, Greater London, EC2A 2UU

3,160 to 29,267 sq ft

- Refurbished office accommodation
- Available with fit out in situ
- Excellent communications links
- Exceptional local amenities



Location

1 Appold Street forms part of the Broadgate campus providing direct access to a wide range of amenities including restaurants, bars, gyms and open public spaces. Spitalfields Market, Shoreditch and Hoxton are also within a short walk. The building is located moments from Liverpool Street station, one of London's major transport hubs and soon to form part of the Crossrail network. Moorgate, Old Street and Shoreditch High Street stations are also within easy walking distance, providing excellent transport connections across London.

Specification

1 Appold Street is a highly specified and well-designed office building incorporating a dramatic double height reception and four storey atrium on the upper floors. The available accommodation is offered in a redecorated condition. The 5th is fitted and provides a variety of cellular and open plan accommodation with meeting rooms, break-out and kitchen areas. The reception has undergone a comprehensive refurbishment.

VAV air conditioning

Metal tile suspended ceiling

LG7 compliant lighting

Fully accessible raised floor

6 passenger lifts

Manned reception with 24 hour access and security

Cycle storage and showers

Car parking

Standby generator

Terms

Available by way of a sublease for a term until September 2023

Viewings

Viewings strictly by arrangement through sole agents JLL

Accommodation

Floor / Unit	Sq ft	Possession	Availability
7th	14,821	Immediate	Under offer
6th	26,145	Immediate	Available
Ground	3,122	Immediate	Available
Total	44,088		

EPC

This property has been graded as 159 G.

Rent

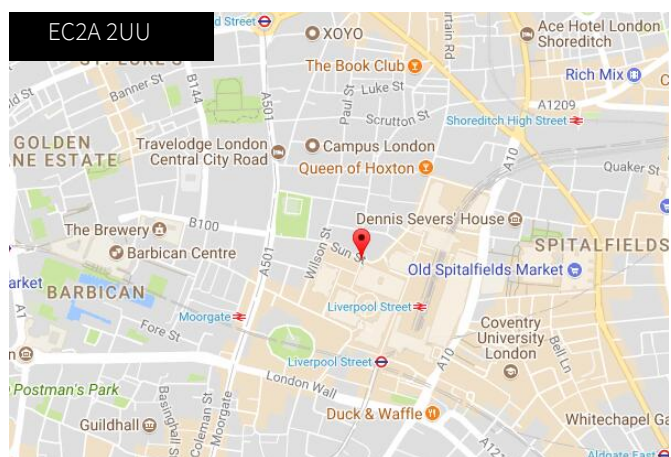
Early £50's overall £52.50 per sq ft

Business Rates

Rates Payable (2017/2018): £15 per sq ft

Service Charge

£10 per sq ft



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