

**AVISON
YOUNG**

Fitted offices to let from 1,000 sq ft Nil Rent

140 London Wall
EC2

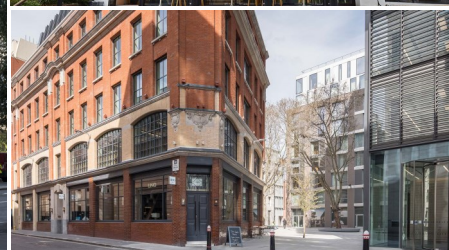
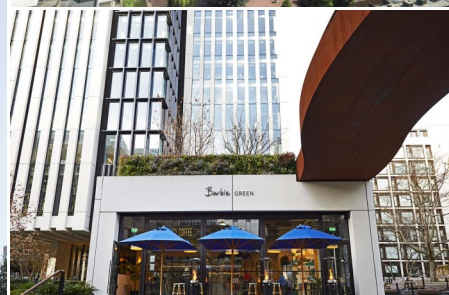
1,000 - 27,600 sq. ft
(92.9 - 3,134.9 sq. m)

Link to Virtual Tour:

[Click Here](#)

Highlights

- All in cost from £35.00 per sq ft
- Flexi lease to March 2023
- Office units to suit all requirements
- Prime location
- Easy access to Farringdon & City
- Stunning views
- Mix of open plan & cellular
- Cabling in situ
- Bicycle spaces
- Air cooling and heating
- Suspended ceilings
- Recessed lighting
- Raised floors / Underfloor trunking
- Furniture by arrangement

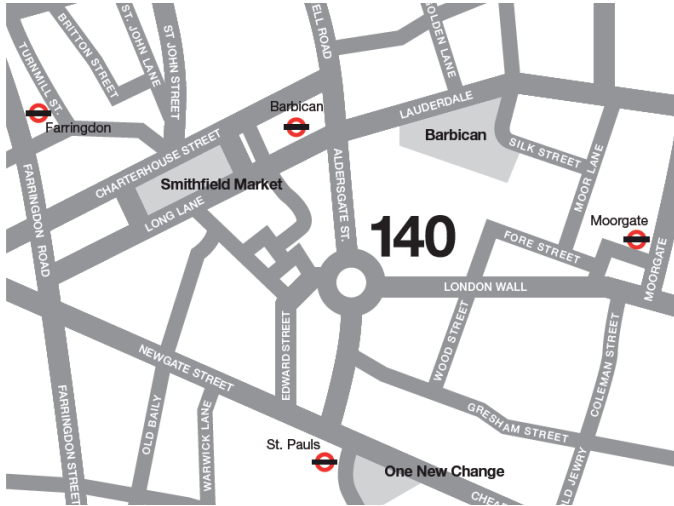


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avisonyoung.co.uk/15051

Location

140 London Wall is situated in a thriving location on the North side of London Wall adjacent to the Museum of London. To the West, Smithfield Market and Farringdon offer an array of drinking and eating amenities and to the East and South it is a short walk to Moorgate and St Pauls / Paternoster Square. Transport connections are excellent with Barbican, St Pauls and Moorgate Stations all within a short walk of the building.



Description

The building's spacious manned reception is accessed from the podium level and benefits from 4 passenger lifts. The floors offer a variety of occupier solutions with the 7th and 12th floors capable of being multi tenanted while the 4th and 11th floors offer fully cabled largely open plan offices with meeting rooms and a kitchen in situ. The 8th and part 9th floor benefit from a legal fit out.

The building offers amazing views from its elevated position.

Accommodation

Floor	Sq Ft	Description
12th	1,000 - 6,144	Split into units
11th	LET	LET
9th (West)	LET	LET
9th (East)	3,024	Cellular
8th	6,144	Cellular
7th	1,000 - 6,144	Split into units
4th	6,144	Open plan fitted

Term

A new sublease until March 2023 contracted outside the security of tenure and compensation provisions of the 1954 Landlord and Tenant Act (Part II) as amended.

Rent

Nil Rent exclusive

Rates

£15.03 per sq. ft (2021/2022)

Service Charge

Fixed at £10.00 per sq ft exc. subject to RPI increase

VAT

The property is elected for VAT purposes

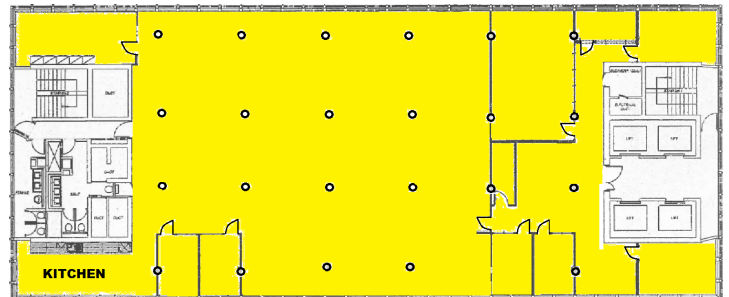
EPC Rating

EPC Rating E (110)

Virtual Tour (11th floor)

[Click Here](#)

Floorplan



11th Floor (indicative)

For further information or to arrange a viewing please contact:

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May 2022

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