



TO LET

**Second Floor Moorgate
House, 5 - 8 Dysart
Street, London, EC2A
2BX**

1,825 sq ft

Open Plan Contemporary
Office To Let



Description

The available space is located on the second floor of this attractive period building. The floor is open plan with good floor-to-ceiling height and a contemporary fit-out providing meeting rooms, separate kitchenette and W.Cs. Natural light is provided by large windows on two aspects and the unit further benefits from air conditioning, engineered wooden flooring, and perimeter trunking. A flexible lease is on offer making the unit suitable for a variety of occupiers.

Key points

- Good natural light
- Air conditioning
- Engineered wooden flooring
- Perimeter trunking
- Gas central heating
- Video entry
- Meeting rooms
- Separate kitchenette



Location

The property is well situated for transport links, with several stations within walking distance. Moorgate, Liverpool Street, and Old St stations are all within a 5-minute walk, providing access to the Central, Circle, Hammersmith & City, Metropolitan and Northern lines as well as mainline trains. Spitalfields Market is a 10-minute walk away, offering a range of bars and lunch options.

Transport Links



Liverpool Street 0.3 Miles



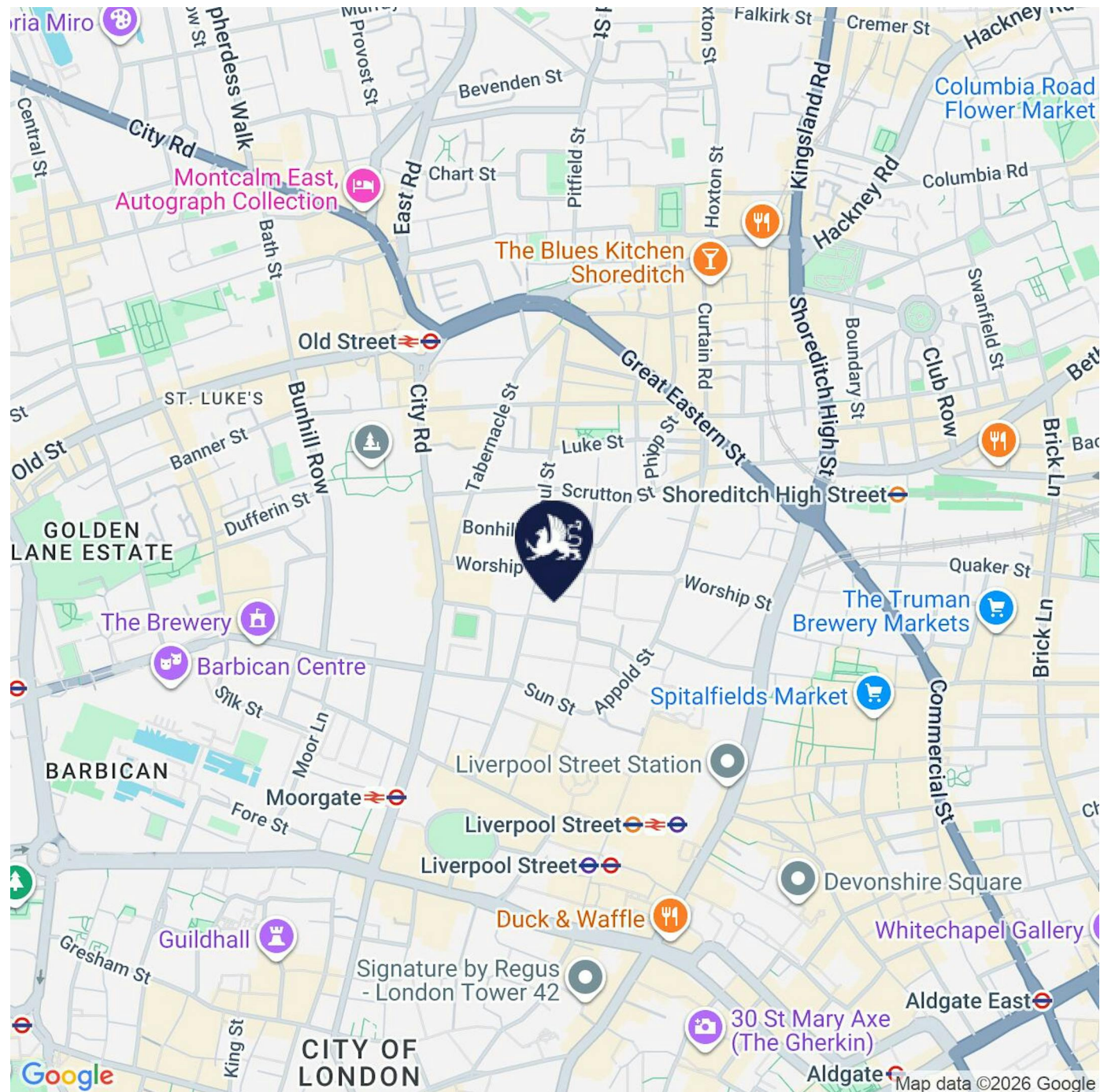
Moorgate 0.3 Miles



Old Street 0.3 Miles



Shoreditch High Street 0.3 Miles





Accommodation

Name	sq ft	sq m	Availability
2nd	1,825	169.55	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£40 per sq ft
Rates	£19.63 per sq ft
Service Charge	£9 per sq ft Service charge is inclusive of electricity, water, gas and building insurance
VAT	On application
EPC	On application

Viewing & Further Information



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