

Comprehensively refurbished City core offices with a high quality manned reception

3 Moorgate Place

EC2R 6EA

Office

TO LET

2,928 sq ft

(272.02 sq m)

- Comprehensive refurbishment
- Excellent City core location & access to Moorgate, Liverpool & Elizabeth line Stations
- Exposed air conditioning / suspended LED lighting
- Showers / bike storage / lockers
- VAT is not payable
- Fibre optic spine by Telcom installed
- Dog friendly building

Summary

Available Size	2,928 sq ft
Rent	£49.50 per sq ft pax
Rates Payable	£32.17 per sq ft est pa (25/26)
Service Charge	£17.22 per sq ft (25/26) est pa incl. a concierge
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (42)

Description

This outstanding HQ office building is available following a comprehensive refurbishment designed by leading architects tp bennett. The design delivers modern and well specified offices whilst offering excellent value.

Location

Moorgate Place is conveniently located off Great Swan Alley, between Copthall Avenue and Moorgate at its junction with London Wall and benefits from an enviable proximity to the Elizabeth Line Moorgate station.

3 Moorgate Place has a rich history and was once the HQ of Ocean Accident & Guarantee Corp and most recently that of St James's Wealth Management. Tenants at 3 Moorgate Place will be in great company; other local occupiers include: Schrodgers, Deutsche Bank, BlackRock, Amundi, Alliance Bernstein and Mondrian.

The immediate vicinity provides a wealth of retail, cafe / restaurant and leisure / cultural offerings.

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
3rd	2,928	£49.50	£32.17	£17.22	£24,129.16	£289,549.92	CAT A

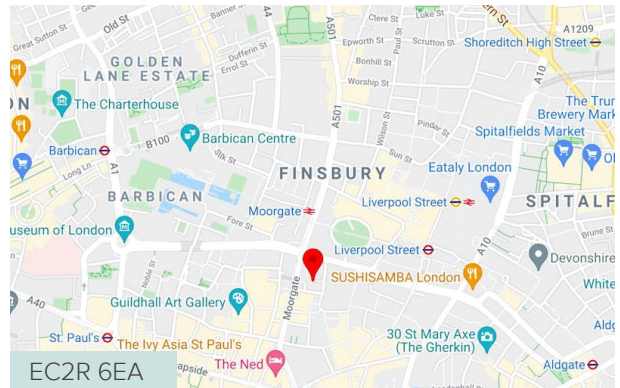
Viewings

Viewings by prior arrangement, strictly through the joint sole letting agent, Ingleby Trice and HK London.

Marketing film: <https://vimeo.com/646180222>

Terms

A new lease direct from landlord is available for a term by arrangement.



Viewing / further information

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