



AVAILABLE TO LET - PLUG & PLAY AND CAT A

# 12 Appold Street

London EC2A 2AW

3,562 - 7,162 Sq Ft

**Rent:** £57.50 psf (Guiding)

**SC:** £13.64 psf

**Rates:** £17.50 psf (est)

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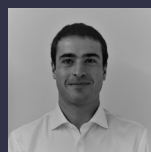
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**Joint Agents**

Rubix

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## Newly Refurbished Grade A or Plug & Play Office Space

### Space

The 1st floor is currently being refurbished to a Plug & Play spec whereas the 2nd floors has recently undergone a CAT A refurbishment however the landlord is also prepared to offer it in Plug & Play condition working with the tenant to produce a fit out that works for them.

### Location

12 Appold Street benefits from excellent communications with Broadgate Circle, Shoreditch, Hoxton and Liverpool Street all within a two-minute walk. Liverpool Street station offers access to the Northern, Central, Circle, District lines as well as mainline station with Stanstead Express. The local area hosts a variety of restaurants and pubs of the City.

### Highlights

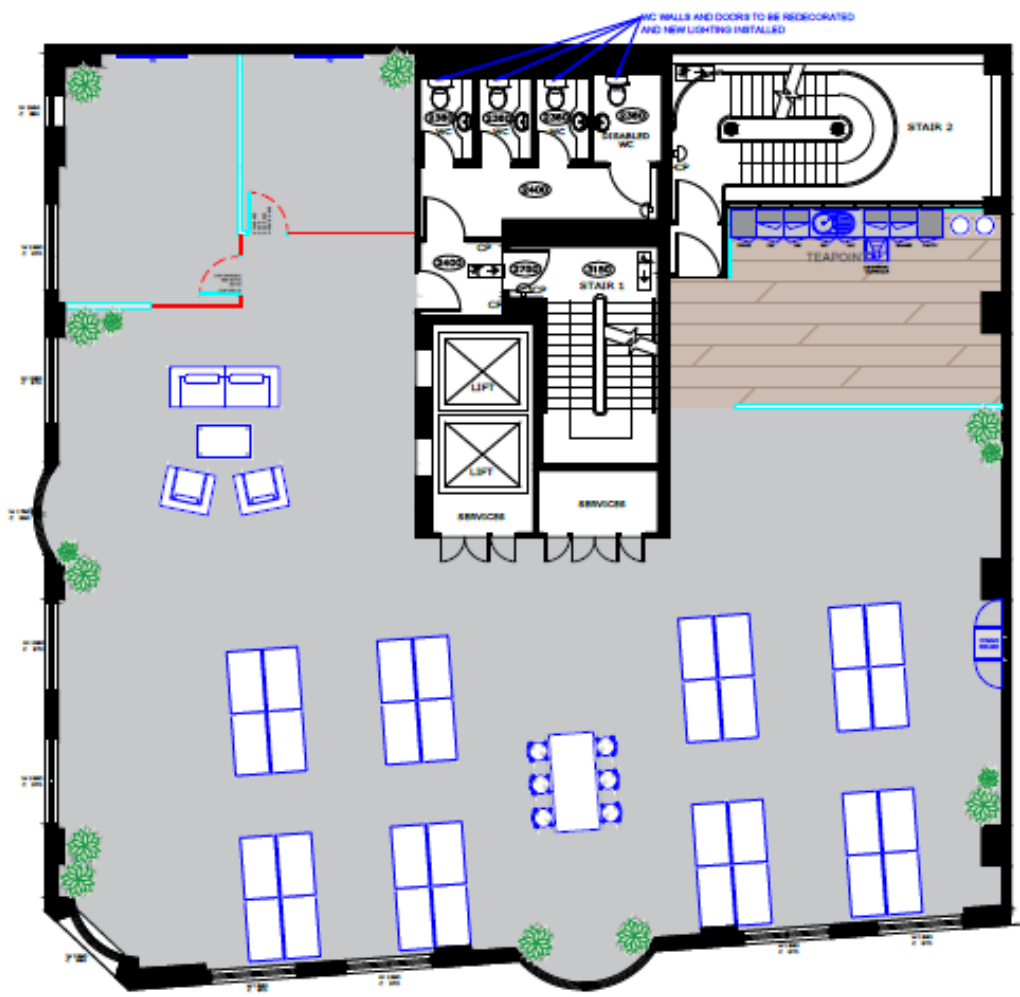
- Plug & Play and CAT A space available
- Newly remodelled reception area
- Air conditioned
- 24-hour access and security
- Fully accessible raised floor
- Manned reception
- Male, female WC's
- Showers and bike storage
- 2 x passenger lifts
- Fibre Installed (Backbone Connect)

Floor	Size (Sq Ft)	Rent psf.	Service Charge psf.	Rates psf. (est)	Availability
2nd					
Refurbished CAT A	3,562	£57.50	£13.64	£17.50	Available Now
1st					
Refurbished Plug & Play	3,602	£57.50	£13.64	£17.50	September 2021
<b>Total</b>	<b>7,162</b>				

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## Plug & Play Fit Out



### SPACEPLAN OCCUPANCY

- 10 PERSON MEETING ROOM
- 6 PERSON MEETING ROOM
- 32 DESKS (1400mm x 800mm)
- TEAPOINT
- WC'S REDECORATED

## Existing Cat A

