

#### **AVAILABLE TO LET**

## **12 Appold Street**

London EC2A 2AW

Office space for rent, 3,629 Sq Ft £62.50 psf (Guiding)

For more information visit jamesandrewcity.co.uk/properties/12-appold-street/

## JAMES ANDREW International

#### Lisa Moran

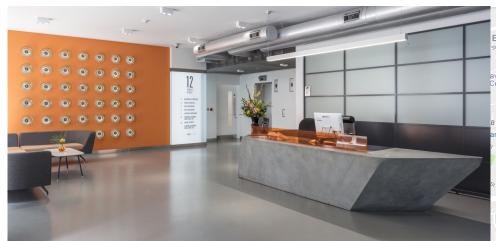
lmoran@jamesandrew.co.uk t. 02031416601 m. 07808 073959

#### Harry Blanshard

hblanshard@jamesandrew.co.uk t. 02031416602 m. 07721738337

## **12 Appold Street**

London EC2A 2AW



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

#### Space

A mixture of newly refurbished 'Grade A' office space over the 2nd & 3rd floors and a Plug & Play ground floor unit.

#### 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**

- Newly remodelled reception area
- Air conditioned
- 24-hour access and security
- Fully accessible raised floor
- Manned reception
- Male, female WC's and showers on floor
- 2 x passenger lifts
- Fibre Installed (Backbone Connect)
- EPC D (99)

Floor	Size (Sq Ft)	Rent psf.	Service Charge psf.	Rates psf. (est)	Availability
2nd (Refurbished)	3,629	£62.50	£13.50	£17.50	Available
LG	265	£17.50	TBC	TBC	Available
Total	3,894				

# JAMES ANDREW International



#### **More information**

#### **Contact us**

James Andrew International 76 Cannon Street, London EC4N 6AE www.jamesandrewcity.co.uk



Lisa Moran Imoran@jamesandrew.co.uk t. 020 3141 6601 m. 07808 073959



Harry Blanshard

hblanshard@jamesandrew.co.uk

t. 020 3141 6602 m. 077217 38337

24/06/2019 Misrepresentation 1. James Andrew International on its own behalf and on behalf of the vendor/lessor of this property whose agent James Andrew International is, give notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of the statements contained in these particulars as to the property are to be relied on as statements or representative of fact; and (c) the vendor/lessor does not make or give, and neither James Andrew International nor any of its members or any person in its employment has any authority to make or give, any representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agerement for lease between the vendor/lessor are those a purchaser or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. James Andrew International is the trading name of James Andrew International (City) Ltd a company registered in England No. 8791 355.