



AVAILABLE TO LET - PLUG & PLAY OR CAT A

12 Appold Street

London EC2A 2AW

Office space for rent, 3,629 Sq Ft

Rent: £57.50 psf (Guiding)

SC: £13.64 psf

Rates: £17.50 psf (est)

**JAMES ANDREW
INTERNATIONAL**

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Newly Refurbished Grade A or Plug & Play Office Space

Space

The floor 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

- CAT A or Plug & Play
- 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	£57.50	£13.64	£17.50	Available
LG	265	£17.50	TBC	TBC	Available
Total	3,894				

More information

Jamesandrew.co.uk

Contact us

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Savills: Jade Dedman/ James Gillett

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Proposed Plug & Play Fit Out



Existing Cat A

