

T W E L V E
A P P O L D
S T R E E T

LONDON EC2

3,510 - 10,752 SQ FT
FULLY FITTED REFURBISHED
OFFICE SPACE TO LET

MADE FOR BUSINESS.



200m to Broadgate Circle

Fully fitted office floors

Remodelled reception

3min walk to Liverpool St station

Take your place at Twelve Appold Street. Three fully fitted office floors in a vibrant City meets Shoreditch location.

The available floors provide 3,510 - 10,752 sq ft of newly refurbished, fully fitted office accommodation. The column-free spaces are arranged in an open plan layout, complete with meeting rooms and breakout areas.

TWELVE APPOLD STREET





FOURTH FLOOR WORKSTATIONS

ALL THINGS CONSIDERED.



Concierge reception



Column free open floors



Accessible raised floor



New shower facilities



24hr access & security



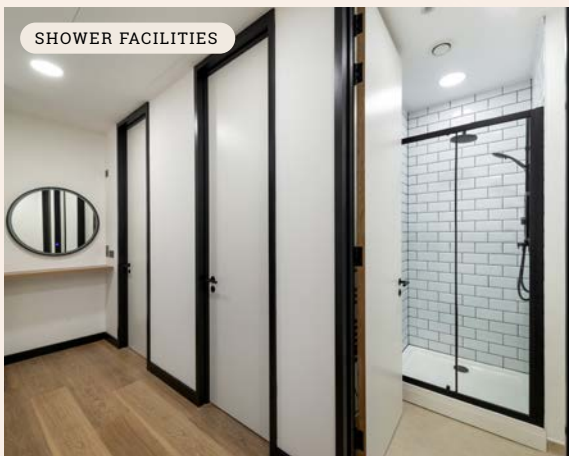
Bicycle storage



2 x 13 person passenger lifts



Air conditioning



SHOWER FACILITIES



FOURTH FLOOR KITCHENETTE



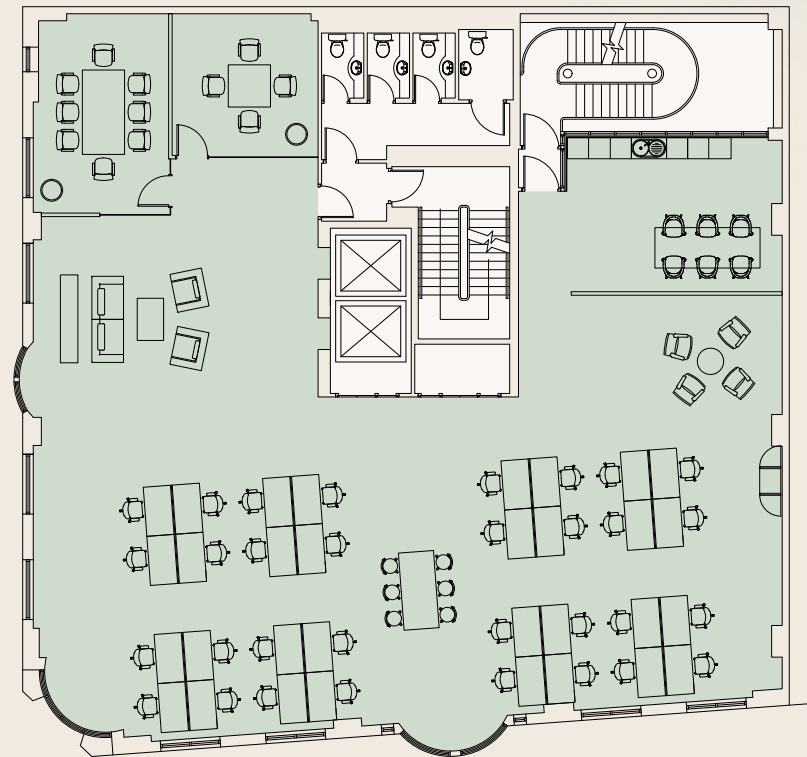
FOURTH FLOOR MEETING ROOM

FULLY FITTED SPACES.

FLOOR	SQ FT	SQ M
5th	3,510	326
4th	3,606	335
3rd	3,636	338
Total	10,752	999

TYPICAL FLOOR (4TH) 3,606 SQ FT (335 SQ M)

- 1 X RECEPTION / WELCOME AREA
 - 32 X OPEN PLAN WORKSTATIONS*
 - 1 X 8 PERSON MEETING ROOM
 - 1 X 4 PERSON BOARDROOM
 - 1 X KITCHENETTE / BREAKOUT AREA
- * CAN BE INCREASED TO 40 WORKSTATIONS



Appold Street

● Office ● Core

Floorplans not to scale.
For indicative purposes only.



FOURTH FLOOR BREAKOUT AREA

THE BEST OF BOTH WORLDS.

Twelve Appold Street has it all.

With Shoreditch, Broadgate Circle and Spitalfields Market on the door step – the Appold's City meets Shoreditch location offers a truly diverse amenity mix – offering the very best of London's restaurant, bar and leisure scene, morning to night.



HERE AND THERE.

The building's position means Liverpool Street, Old Street, Moorgate and Shoreditch High Street stations are all within easy walking distance.

Liverpool Street station is just a three minute walk away, providing access to the Underground, Overground, Elizabeth Line and National Rail networks. The Elizabeth Line has transformed journeys across London and beyond.

CONNECTIVITY



TWELVE APPOLD STREET

Walk times from the building. Source: TFL.



READY TO TALK?

TERMS

Available on new leases,
floor by floor or as a whole.

VIEWINGS

Strictly through the joint
sole letting agents.

VAT

VAT is applicable.

EPC

EPC C.

PLANNING

E Class (office) use.

**JAMES ANDREW
INTERNATIONAL**



LISA MORAN

M 07808 073 959
E lmoran@jamesandrew.co.uk

BEN STANLEY

M 07974 529 675
E ben.stanley@fishergerman.co.uk

ANTON GREY

M 07473 354 543
E ahg@jamesandrew.co.uk

JESSIE HIGH

M 07467 727 210
E jessie.high@fishergerman.co.uk

Misrepresentation Act 1967: James Andrew International and Fisher German for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give James Andrew International or Fisher German nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. Computer Generated Images are for indicative purposes only and do not necessarily represent the finished design specification. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. March 2025.

12appoldstreet.london