

# THE APPOLD BROADGATE

12 APPOLD STREET, LONDON EC2


FROM 1,926 – 21,808 SQ FT  
REFURBISHED OFFICE SPACE TO LET





# MADE FOR BUSINESS.




01

 200m to  
Broadgate Circle

 CAT A and fully  
fitted options

 Remodelled  
reception

 Exciting HQ  
opportunity

**Take your place at The Appold Broadgate.  
Seven open plan office floors in a vibrant  
City meets Shoreditch location.**

Whether you are looking for an exciting new  
HQ or a single floor, The Appold offers complete  
flexibility with CAT A and fully fitted office options  
from 1,926 - 21,808 sq ft.

THE APPOLD BROADGATE





# 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

FIRST FLOOR WORKSTATIONS

SHOWER FACILITIES



FIRST FLOOR KITCHENETTE



FIRST FLOOR BREAKOUT





The first floor has been refurbished and fully fitted to provide the perfect open plan working environment, with high quality finishes.

03





The CAT A floors offer open, bright and spacious work environments – the perfect blank canvas.

04

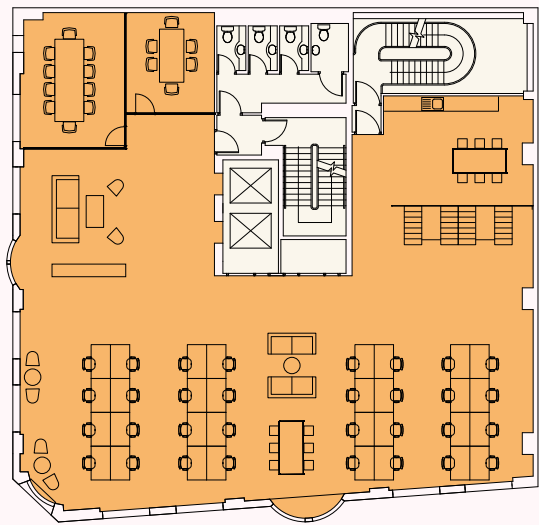
# FLEXIBLE SPACES.

## SCHEDULE OF AREAS

FLOOR	CONDITION	SQ FT	SQ M
5th	CAT A / Fully Fitted *	3,510	326
4th	CAT A / Fully Fitted *	3,606	335
3rd	CAT A / Fully Fitted *	3,629	337
2nd	CAT A	3,562	331
1st	Fully Fitted	3,602	335
Ground	CAT A / Fully Fitted *	1,972	183
Basement	CAT A / Fully Fitted *	1,926	179
Total		21,808	2,026

\* Landlord will offer a choice of CAT A, fully fitted or second hand specification.

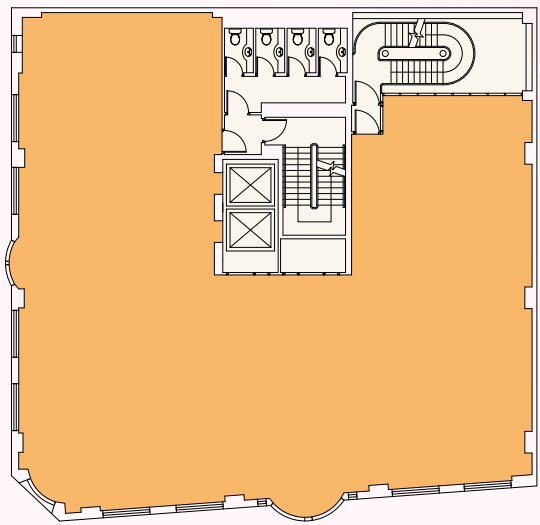
## FIRST FLOOR SPACE PLAN 3,602 SQ FT (335 SQ M)



Appold Street

- 1 X RECEPTION / WELCOME AREA
- 32 X OPEN PLAN WORKSTATIONS
- 1 X 6 PERSON MEETING ROOM
- 1 X 10 PERSON BOARDROOM
- 1 X KITCHENETTE / BREAKOUT AREA

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



Appold Street

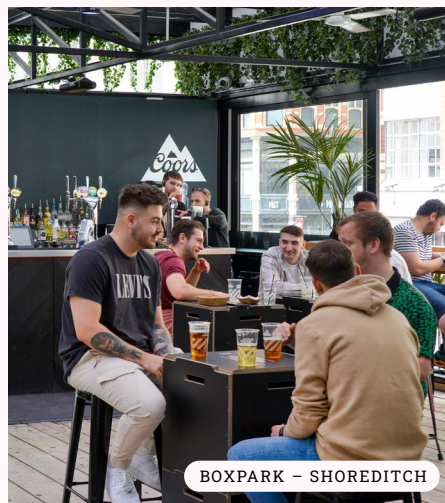
- FLOOR
- CORE



# THE BEST OF BOTH WORLDS.

## The Appold 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.



06



THE APPOLD BROADGATE



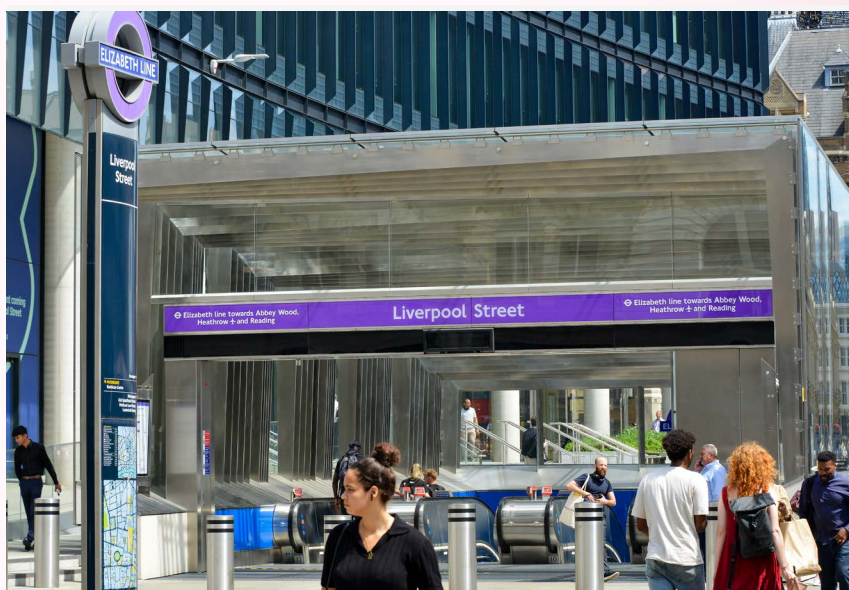
# HERE AND THERE.

The Appold'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, offering underground, overground, mainline and the now fully open Elizabeth Line, offering reduced travel times across the City and further afield.



07



THE APPOLD BROADGATE

## CONNECTIVITY



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.



## LUCY STEPHENS

**M** 07789 843 729

**E** [lucys@stirlingackroyd.com](mailto:lucys@stirlingackroyd.com)

## VAT

VAT is applicable.

## EPC

EPC D

## PLANNING

E Class (office) use

**JAMES ANDREW  
INTERNATIONAL**

## LISA MORAN

**M** 07808 073 959

**E** [lmoran@jamesandrew.co.uk](mailto:lmoran@jamesandrew.co.uk)

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