

**fisher  
german**

# 12 Appold Street

London, EC2A 2AW

Leasehold  
Offices

3,510 - 10,752 Sq.ft (326.09 - 998.90 Sq.m)



**To let** | £57.50 psf pa excl.



## 12 Appold Street

3,510 - 10,752 Sq.ft (326.09 - 998.90 Sq.m)

### Description

The third floor has been refurbished to create an open-plan working environment, complete with full fit out. It offers a modern, functional space ideal for collaboration and productivity.

The fourth floor is fully fitted and refurbished, providing a sleek, professional environment designed to meet the needs of contemporary businesses.

The fifth floor can be delivered in either refurbished Cat A condition, or fully fitted for immediate occupation.

### Key information



#### Rent

£57.50  
(per sq ft pa excl)



#### Business Rates

£24.99 - £25.39  
(per sq ft (y/e April 2026))



#### Service Charge

£19.00  
(per sq ft (y/e 04/2025))



#### EPC Rating

C

### Amenities



Manned  
Reception



End of  
Journey  
Facilities



Bike  
Racks



Fully Fitted



Transport  
Links

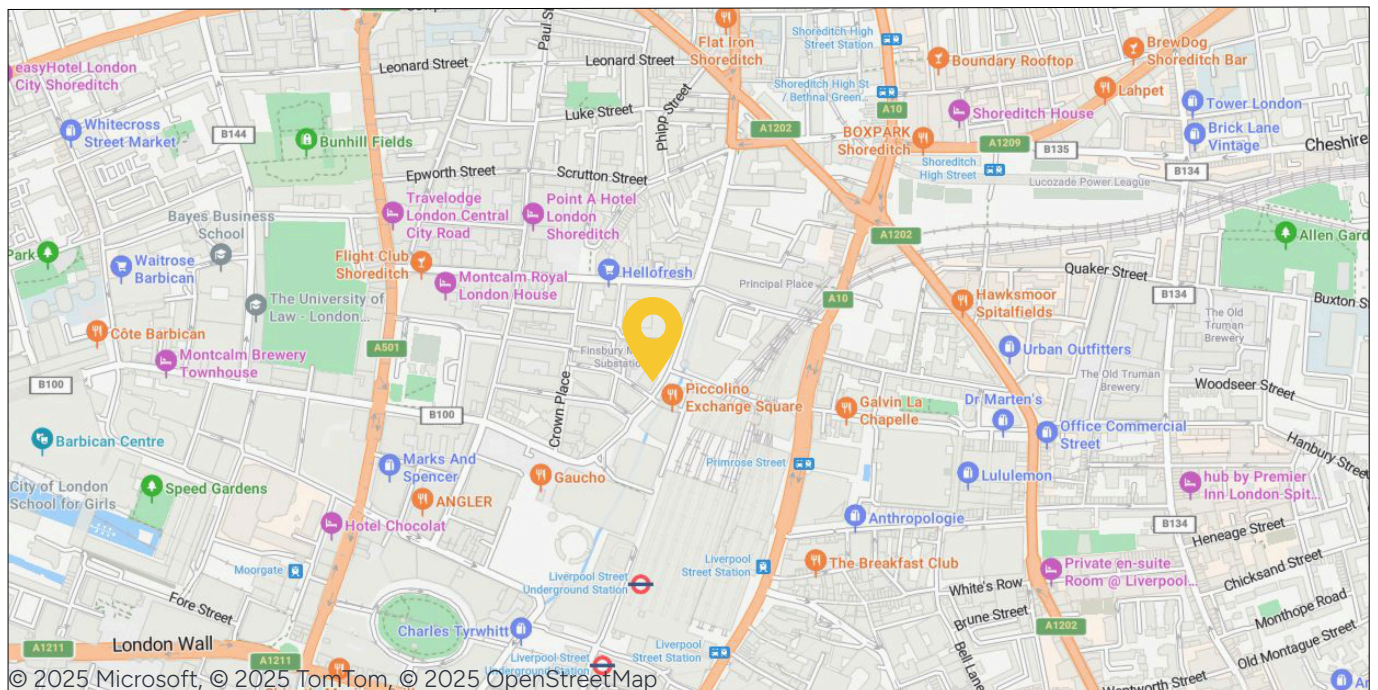


Natural  
Light

## Location

12 Appold's prime location provides easy access to Liverpool Street, Old Street, Moorgate, and Shoreditch High Street stations, all within a short 10-minute walk. Liverpool Street station is only a 3-minute walk away, offering connections to the Underground, Overground, mainline services, and the newly opened Elizabeth Line, which reduces travel times across the City and beyond.

Floor	Sq.ft	Sq.m
Fifth	3,510	326.09
Fourth	3,606	335.01
Third	3,636	337.80
<b>Total</b>	<b>10,752</b>	<b>998.90</b>



### Nearest Station

Liverpool Street Underground Station: 4 min walk

Moorgate Underground Station: 9 min walk

London Liverpool Street Commuter Rail: 5 min walk

## Further information

### Rent

£57.50 per sq ft pa excl.

### Tenure

Leasehold

### Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

### Business Rates

£24.99 - £25.39 per sq ft year end April 2026.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

£19.00 per sq ft year end 04/2025.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### EPC

The EPC rating is C.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant / purchaser should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and James Andrew International..







## Contact us



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Particulars dated July 2025. Photographs dated February 2025.

