

43  
LONDON  
WALL  
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1,314 Sq Ft of Newly Refurbished  
Second Floor Office Accommodation To Let

43 LONDON WALL

# SPACE TO COLLABORATE

43 London Wall is a well-located building in the City. The 2nd floor is under refurbishment to a Cat A condition and will be available from Q4 2024, offering 1,314 sq ft of newly refurbished contemporary, bright office space. Highlights include a new kitchenette, a fully refurbished floor and excellent end-of-trip facilities.



1st Floor Image



1st Floor Image



1st Floor Image

43 LONDON WALL

# HIGHLIGHTS



Plug & play options available



Fibre in situ



New air handling system



Newly refurbished



Shower & bike racks



Excellent natural light



New VRF heating and cooling



1st Floor Image



1st Floor Image



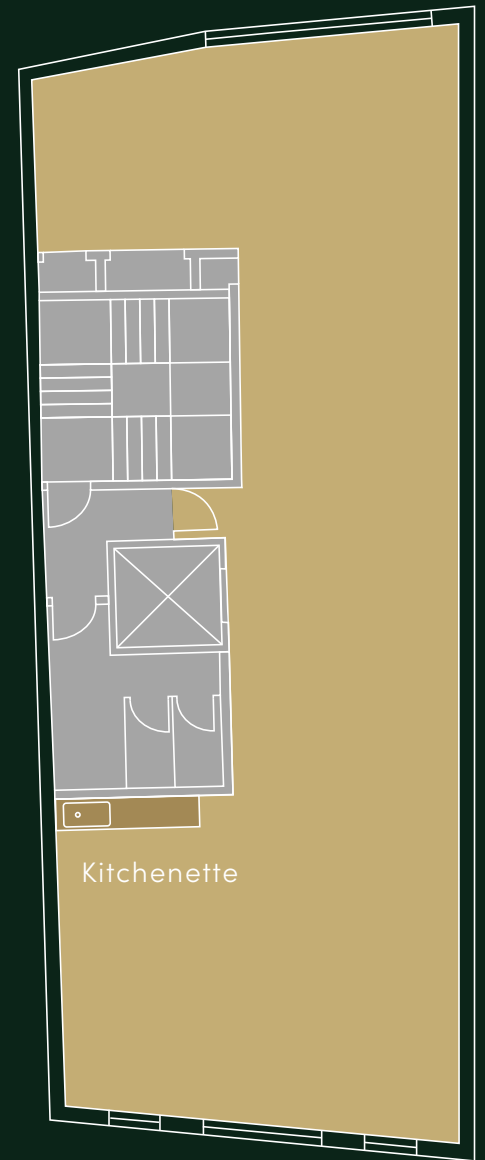
1st Floor Image

43 LONDON WALL

# 2ND FLOOR

1,314 sq ft / 122.1 sq m

- Brand new Cat A
- Open plan layout
- Excellent natural light
- Brand new AC
- Showers and bike racks
- Fibre in situ



LONDON WALL

# HEART OF THE CITY

The property is well located on the south side of London Wall in the City. Connections are excellent with Moorgate, Bank and Liverpool Street stations being within a short walking distance, offering a large number of lines including Crossrail. The building is close to many popular restaurants, pubs and shops and benefits from Finsbury Circus Gardens on the doorstep.



KEY

- Restaurant
- Retail
- Café
- Hotel
- Gym
- Bar

# TERMS

## NEW LEASE

New lease available by arrangement, direct with the landlord

## OR

## MANAGED OPTION

We offer a managed option which would include rent, rates, service charge and more:

- Fully fitted space
- Dilapidations included
- Wifi and fibre connection
- Technical maintenance
- Daily operational management taken care of
- Cleaning services and waste management
- Health & safety compliance
- Option for additional bespoke services

# CONTACT



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