

12 Appold Street

London,
EC2A 2AW

TO LET



RENT

£57.50
(per sq ft)



SERVICE CHARGE

£19.00
(per sq ft)



RATES PAYABLE

£24.60
(per sq ft)



EPC RATING

C

3,510 Sq Ft -
10,752 Sq Ft

326.09 Sq M -
998.90 Sq M





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.



Description

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

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.



Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Fifth	3,510	326.09
Fourth	3,606	335.01
Third	3,636	337.80
TOTAL	10,752	998.90



Amenities



Manned Reception



End of Journey Facilities



Bike Racks



Fully Fitted



Transport Links



Natural Light





→ Further information

Lease Terms

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

Rent

£57.50 per sq ft pa excl.

Tenure

Leasehold.

Business Rates

£24.60 per sq ft year end April 2025.

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.

EPC

The EPC rating is c.

Fixtures & Fittings

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

VAT

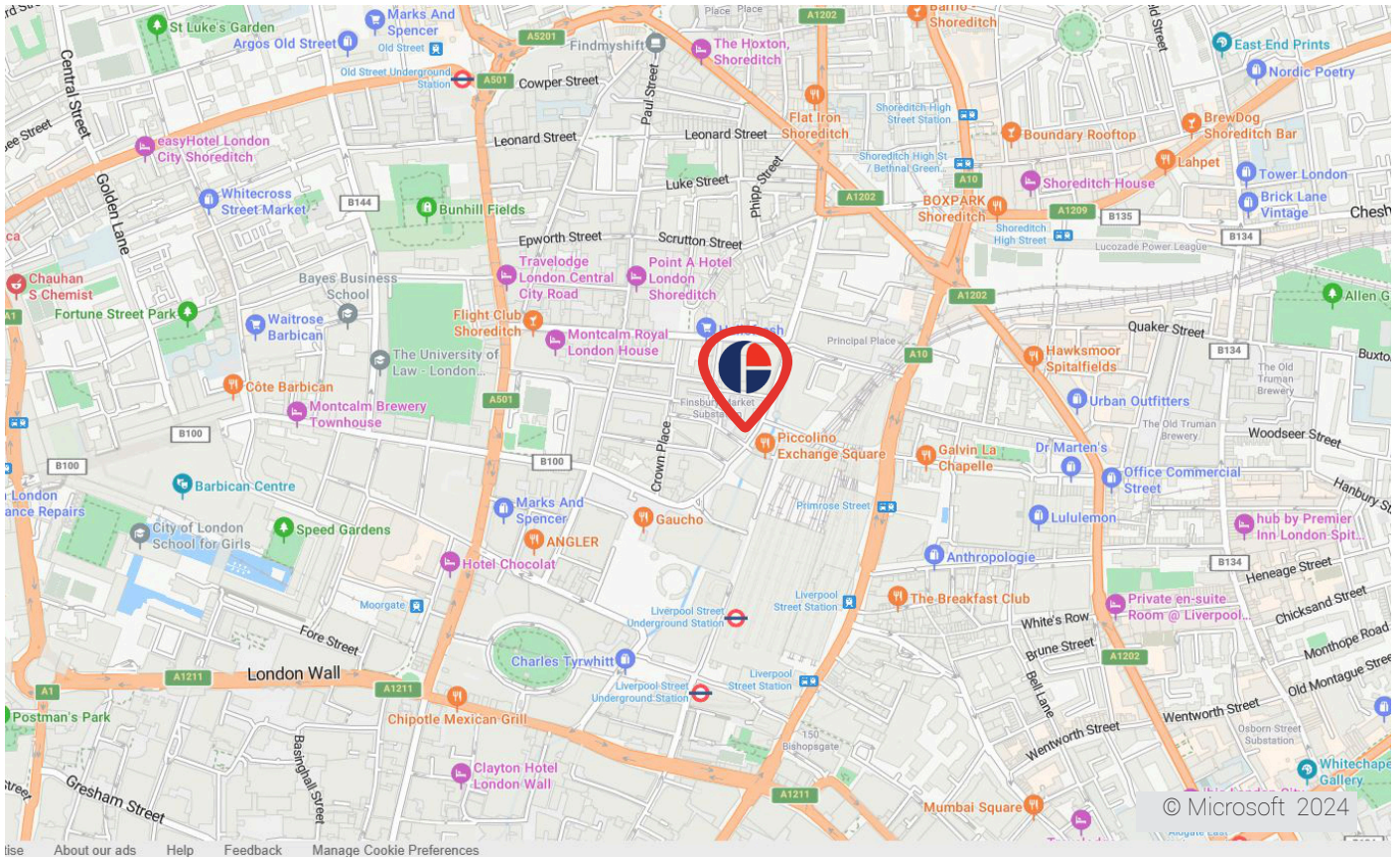
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant / purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and James Andrew International - Lisa Moran
020 3141 6600|07808073959
lmoran@jamesandrew.co.uk



12 Appold Street, London EC2A 2AW



Approximate Travel Distances

Locations

- Liverpool Underground Station - 4 min walk
- Moorgate Underground Station - 9 min walk
- London Liverpool Street Commuter Rail 5 min walk

Viewings

	Ben Stanley 020 7747 3141 07974 529 675 Ben.stanley@fishergerman.co.uk
	Jessie High 020 7747 3142 07467 727 210 Jessie.high@fishergerman.co.uk

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Particulars dated February 2025.
Photographs dated February 2025

