

# 65

## LONDON WALL

EC2, CITY OF LONDON

HIGH QUALITY, ECONOMIC OFFICE or MEDICAL SUITES

775-1,815 SQ FT

TO LET



# 65

LONDON WALL

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# 65 LONDON WALL

## INTRODUCTION

65 London Wall is a handsome and imposing period style property, that has been well maintained to provide a range of quality suites suitable for either office or medical use. The suites are approached via a spacious entrance hall leading to a beautiful, original feature staircase and two passenger lifts. Internally, all floors offer excellent floor to ceiling heights and benefit from an abundance of natural light.

Manned reception

Two passenger lifts

Comfort Cooling

24 hour access

Feature staircase

Excellent floor to ceiling heights

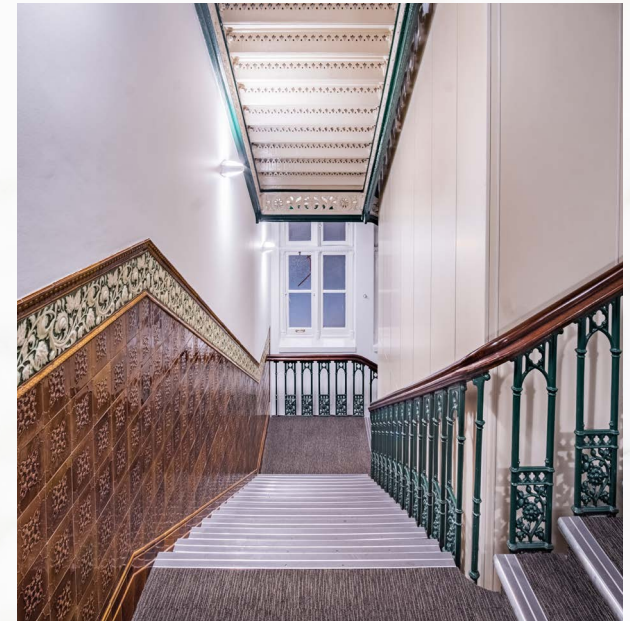
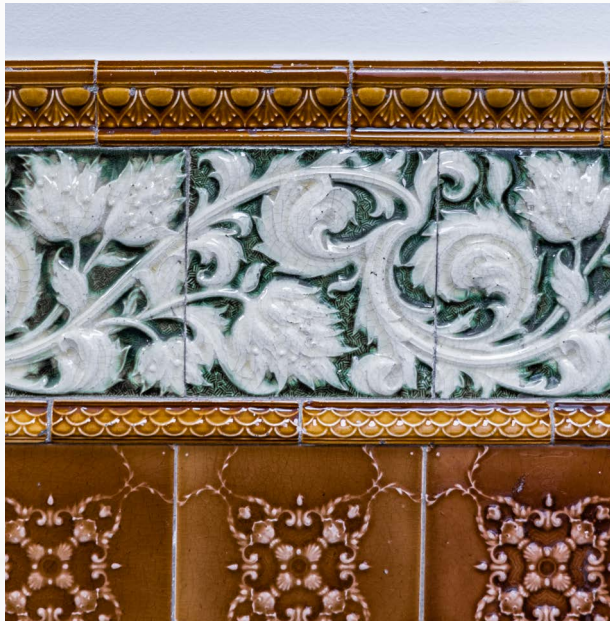
An abundance of natural light

Bicycle storage

Showers

Kitchenettes

New Lighting



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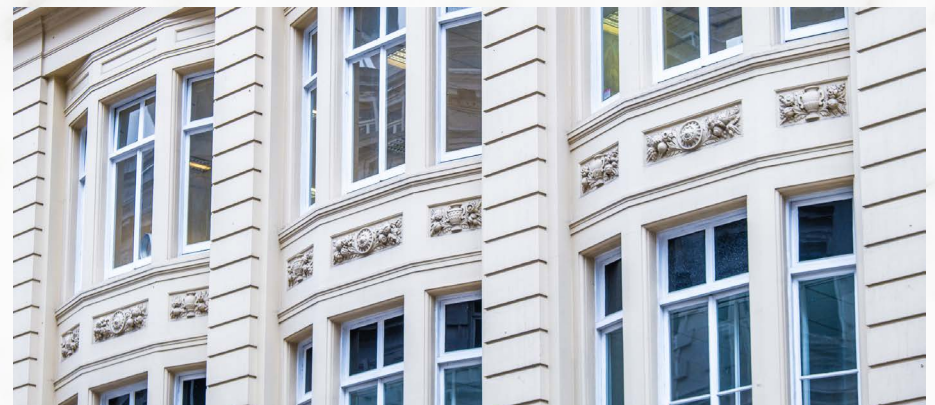
# 65 LONDON WALL

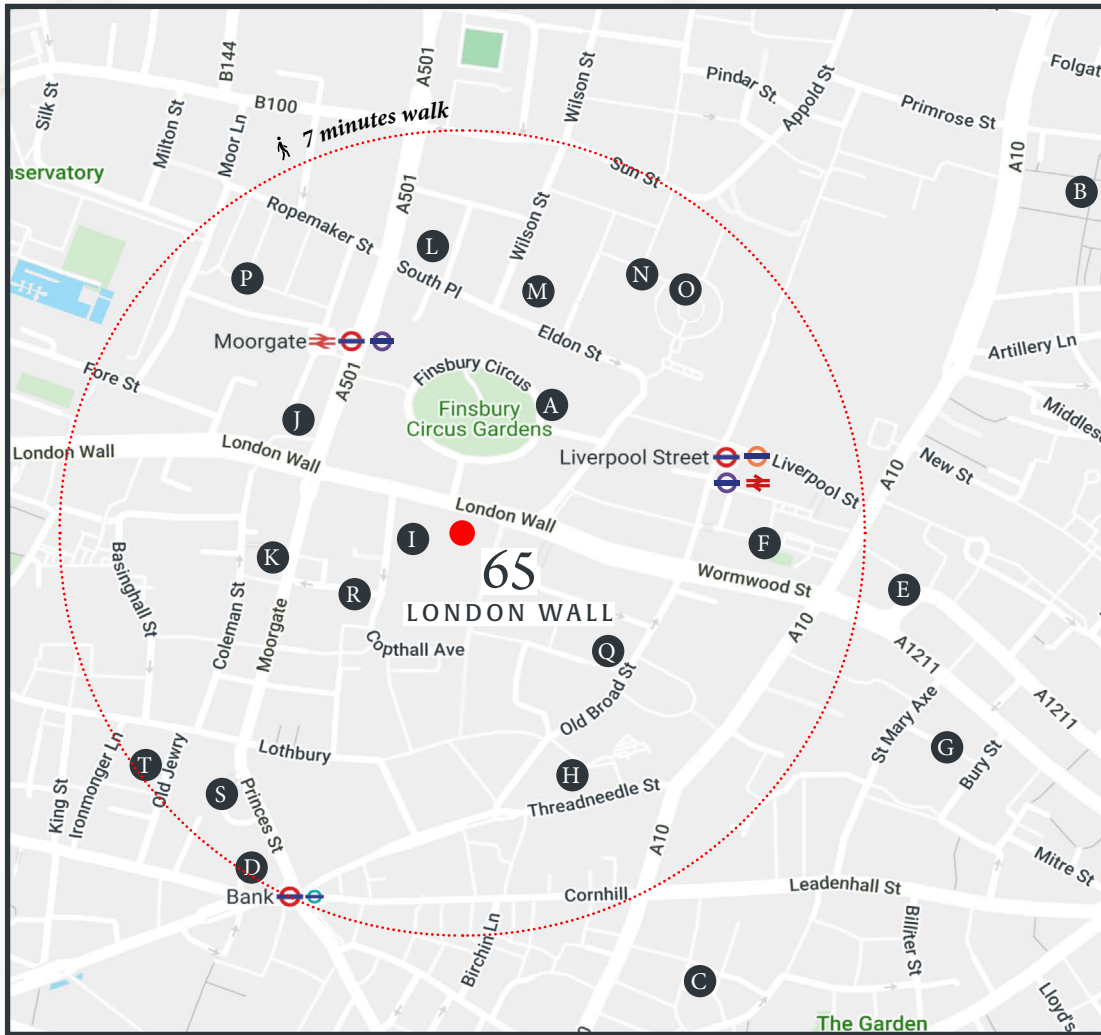
## LOCATION

The property is located in the heart of The City of London, on the south side of London Wall and immediately south of Finsbury Circus with its open space.

London Wall is an already established retail thoroughfare which together with the revitalised Broadgate Estate provide an enhanced retail offering for staff.

Transport connections are superb; Moorgate, Liverpool Street and Bank Underground (Central, Northern, Circle, Metropolitan, Hammersmith & City lines), mainline and Elizabeth line stations are all very close by.





## LOCAL AMENITIES

- A. Finsbury Circus Gardens
- B. Spitalfields market
- C. Leadenhall Market
- D. The Ned
- E. Duck & Waffle
- F. The Ivy City Garden
- G. The Alchemist
- H. Burger & Lobster
- I. Ole & Steen
- J. The Globe
- K. Clays
- L. Gordon Ramsey's Bread Street
- M. Red Lion
- N. 1Rebel Gym
- O. Grind
- P. Notes Coffee Roasters & Bar
- Q. Balls Brothers Wine Bar
- R. Costa Coffee
- S. Goodman City Steaks
- T. The Anthologist



### MOORGATE

- Elizabeth Line
- Circle Line
- Hammersmith & City Line
- Metropolitan Line
- Northern Line
- National Rail

### LIVERPOOL STREET

- Elizabeth Line
- National Rail
- Central Line
- Circle Line
- Hammersmith & City Line
- Metropolitan Line

### BANK

- Central Line
- Northern Line
- Waterloo & City Line
- DLR

### ALDGATE

- Circle Line
- Metropolitan

# AVAILABILITY

Business rates are estimated – Interested parties must not rely upon these amounts and must make their own enquiries.

Floor	Suite	Sq Ft	Rent psf	Rates psf	S/C psf	Total psf	Total pa	Status
Fourth	103-106	743	£51.50	£15.62	£16.17	<b>£83.29</b>	<b>£61,844</b>	<b>AVAILABLE</b>
Third	82-87	1,741	£51.50	£15.10	£16.17	<b>£82.77</b>	<b>£144,103</b>	<b>AVAILABLE</b>
Second	69-70	580	£51.50	£16.26	£16.17	<b>£83.93</b>	<b>£48,679</b>	<b>AVAILABLE</b>
Second	73-77	1,090	£51.50	£16.93	£16.17	<b>£84.60</b>	<b>£92,214</b>	<b>AVAILABLE</b>
Second	62-66	1,392	£51.50	£17.36	£16.17	<b>£85.03</b>	<b>£118,362</b>	<b>AVAILABLE</b>
Courtyard ●	12-14	775	TBC	TBC	TBC	<b>TBC</b>	<b>TBC</b>	<b>AVAILABLE</b>
Courtyard ○	9-11	918	£46.50	£12.87	£16.17	<b>£75.54</b>	<b>£69,346</b>	<b>AVAILABLE</b>
Courtyard ○	6-8	896	£46.50	£12.45	£16.17	<b>£75.12</b>	<b>£67,308</b>	<b>AVAILABLE</b>

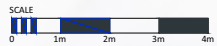
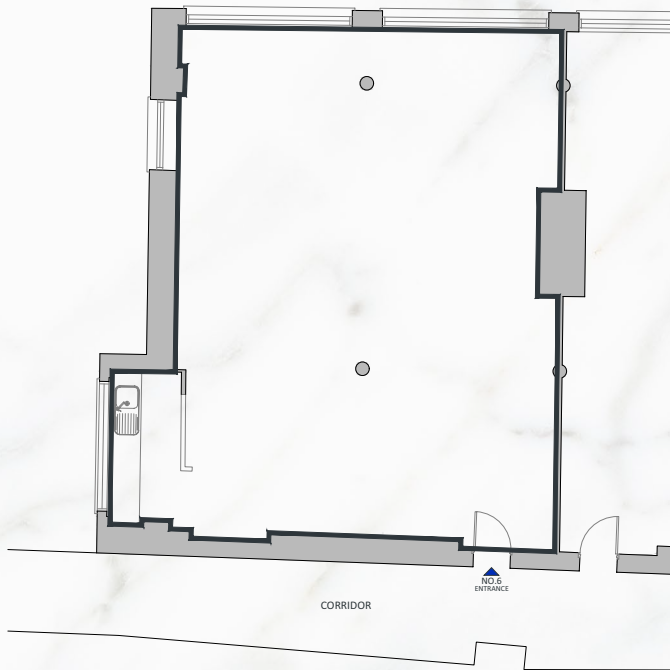
The above rents are for a CAT A finish. We are also able to offer a furnished option for an additional £5 per sq ft.

- These two units can be combined to form a single unit of 1,814 Sq Ft.
- Currently occupied, landlord will refurbish and offer a new lease when vacated.

# COURTYARD

SUITE 6 - 8

896 SQ FT



THIS SUITE IS UNDERGOING REFURBISHMENT.

NEW PHOTOS COMING SOON.

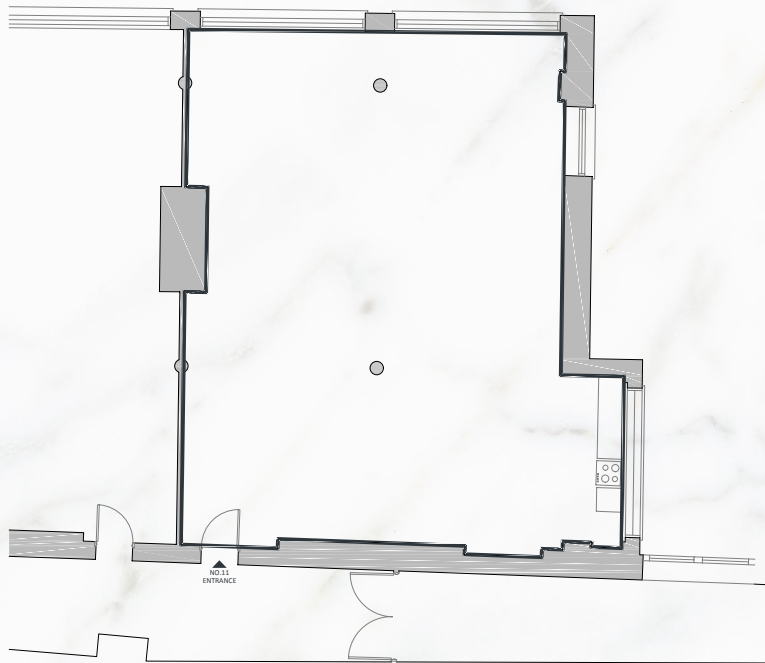
Availability

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# COURTYARD

SUITE 9 - 11

918 SQ FT



THIS SUITE IS UNDERGOING REFURBISHMENT.

NEW PHOTOS COMING SOON.



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Availability

# SECOND FLOOR SUITE 62 - 66

1,392 SQ FT



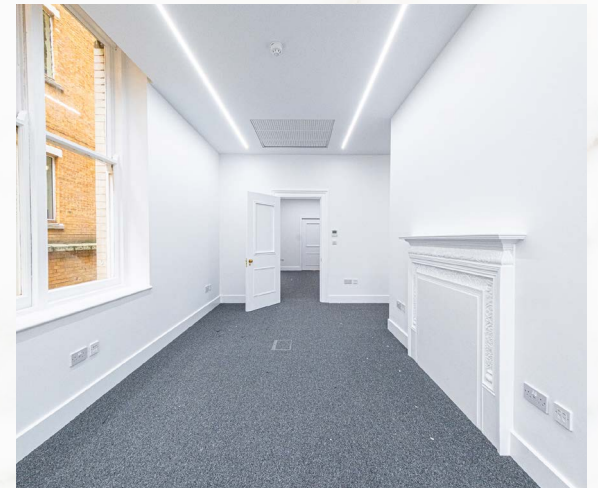
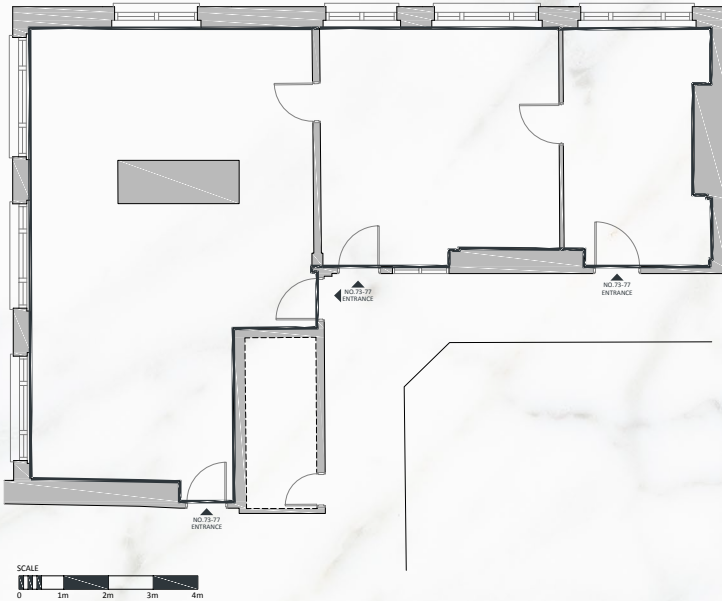
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# SECOND FLOOR

## SUITE 73 - 77

1,090 SQ FT



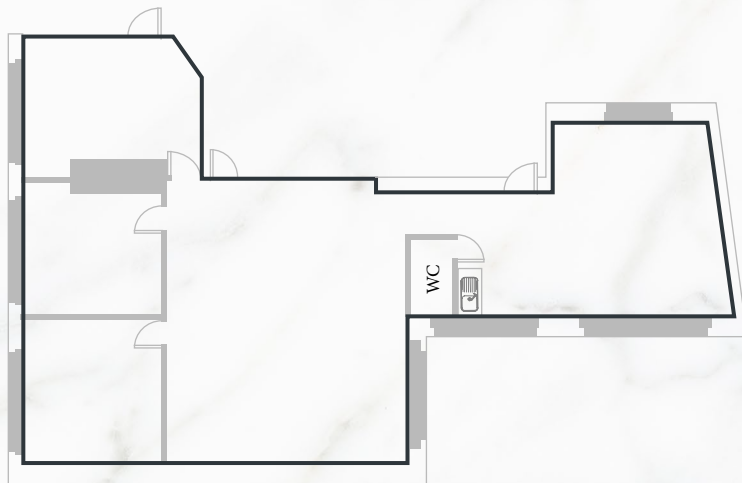
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# THIRD FLOOR

SUITE 82 - 87

1,741 SQ FT



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## FURTHER INFORMATION

### Lease

New leases are available for a term by arrangement, with the security of tenure and compensation provisions of The Landlord and Tenant Act excluded.

### Further information

For further information please contact:

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### Misrepresentation Act

These particulars are prepared for the guidance only of prospective purchasers or lessees. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. Any information contained herein is given in good faith but should not be relied upon as being a statement or representation of fact and purchasers or lessees must rely on their own enquiries in this regard.

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