



Office To Let

## 4 Moorgate

London, EC2R 6DA

Situated in the heart of the City on the corner of Bank with access to Crossrail. Brand new fully fitted space available early Q1 2026.

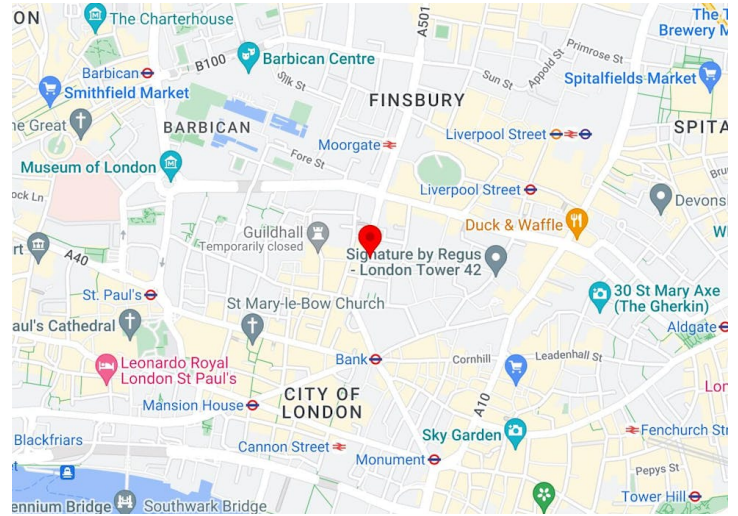
2,963 sq ft (275.27 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	2,963 sq ft / 275.27 sq m
Rates Payable	£23.70 per sq ft
Service Charge	£17.55 per sq ft
EPC	B

## Description

4 Moorgate boasts an attractive Portland stone façade. The 4th floor is undergoing a comprehensive refurbishment which is due to complete and be available from Q1 2025. The lifts open directly in to the space which will have a new design-led, high-spec fit out to include meeting rooms, kitchen/breakout area, call booths, open plan and hot desking.

## Location

The property is located in the heart of the City of London. It is situated on the corner of Moorgate and King's Arms Yard, close to the Bank of England, Gresham Street and Lothbury. It is in close proximity to Moorgate and Bank Underground stations, providing direct access to the Elizabeth, DLR, Northern, Hammersmith & City, Central, District & Circle, Waterloo & City line services.

## Specification

Brand new landlord Cat B  
Prime location close to Bank station and Crossrail access  
Manned reception  
Excellent natural light  
Bike rack & shower facilities

## Accommodation

Name	sq ft	Availability
4th - CAT B	2,963	Coming Soon
<b>Total</b>	<b>2,963</b>	



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