

**fisher
german**

64 London Wall

Liverpool Street
London, EC2M 5TU

Leasehold | Office

1,076 Sq.ft (2,358 Sq.m)



To let | £32.50 psf pa excl.

Description

Two cost effective offices are available which have been newly redecorated and carpeted to a CAT A+ fit out. The floor plates provide a flexible and efficient workspace.

Location

The property is situated on the south side of London Wall, between the junctions with Cophall Avenue and Throgmorton Avenue, and is just a short walk from both Moorgate and Liverpool Street stations, which offer access to the Metropolitan, Hammersmith & City, Circle, Central, and Elizabeth Underground lines, as well as Mainline services.

Key information



Price
£32.50
(per sq ft pa excl.)



Service charge
£16.17
(per sq ft pa excl.)



Rates payable
£16.03 / £16.49
(per sq ft
(y.e April 2026))



EPC rating
D-E

Nearest station

Moorgate Station: 0.2 miles - 3 min walk
Liverpool Street Station: 0.3 miles - 5 min walk
Bank Station: 0.4 miles - 7 min walk

Amenities



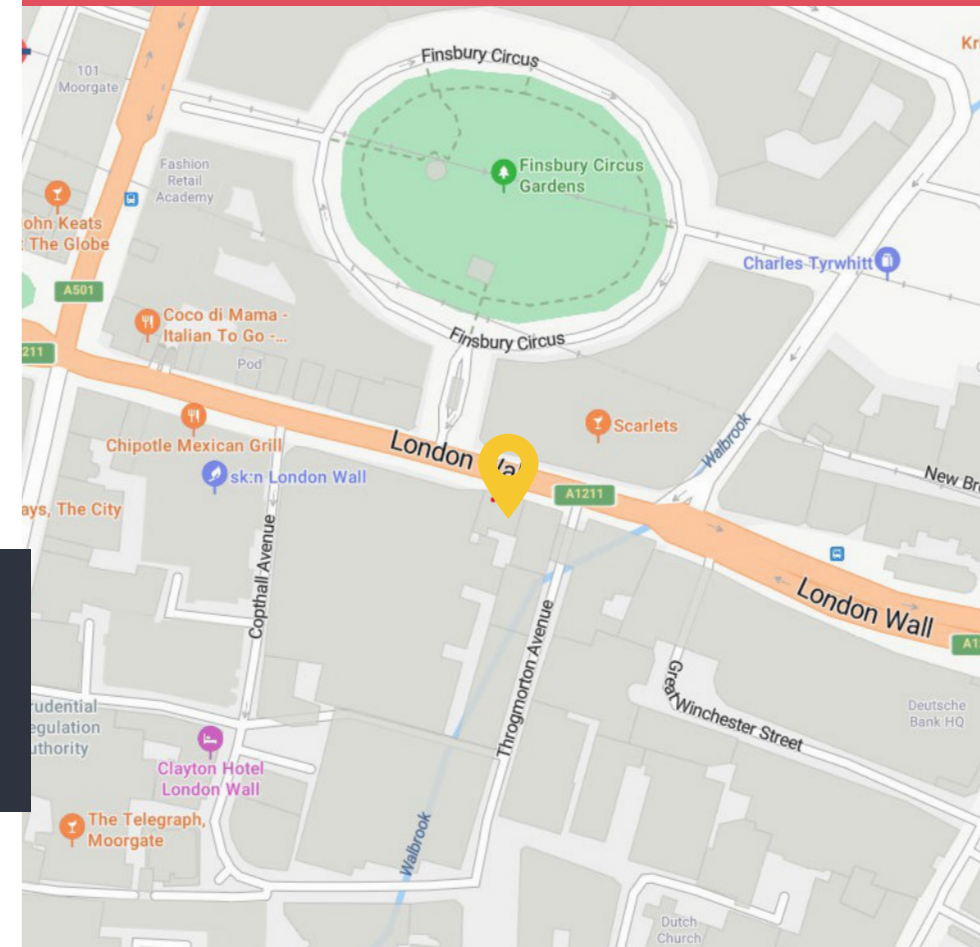
Passenger
Lift



Suspended
Ceiling



Excellent
Natural Light



Further information

Rent

£32.50 per sq ft pa excl.

Lease Terms

A new Lease is available direct from the Landlord for a term up to 5 years.

Business Rates

Fourth Floor - £16.03 per sq ft pa.

Second Floor - £16.49 per sq ft pa.

Rating year April 2025 to April 2026.

All parties are advised to make their own enquiries with the rating authority..

Service Charge

£16.17 per sq ft pa excl.

Legal Costs

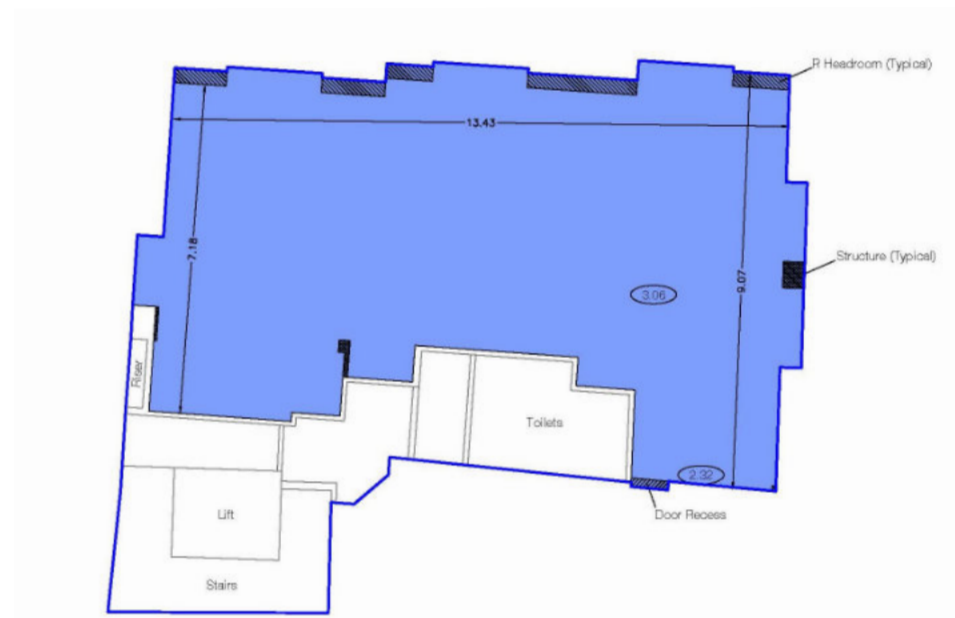
Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

The property is elected to VAT which is therefore payable on rent and service charge.



Floor	Sq.ft	Sq.m
Fourth	1,076	99.97
Second	1,282	119.1

Viewings

Strictly by prior arrangement through joint sole agents Fisher German LLP and Glinsman Weller.

64 London Wall

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Doug Gordon

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Particulars dated May 2025. Photographs dated Various.



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