

Habib House, 42 Moorgate

TO LET



London, EC2R 6JJ
Offices



GUIDE RENT
£52.50
(per sq ft pa excl.)



SERVICE CHARGE
Est. £15.71
(per sq ft pa excl.)



RATES PAYABLE
Est. £17.40
(per sq ft pa. (ye April 2025))



EPC RATING
B



2,182 - 7,759 sq ft

202.7 - 720.8 sq m

Location

42 Moorgate is ideally located halfway along Moorgate, between Moorgate Place and London Wall. It is within close proximity to the Guildhall and the Bank of England.

The building is a 5 minute walk from Moorgate and Bank Stations, providing direct access to the Metropolitan, Northern, Hammersmith & City, Central and Waterloo & City lines, as well as the new Elizabeth line. Liverpool Street is also within a 7 minute walk providing access to national rail.

A great selection of bars, shops and restaurants are within a short walk of 42 Moorgate, such as Hawksmoor and Relais de Venise.

Description

The building has a period classical façade and has recently been comprehensively refurbished. The available space is accessible via the lift and stairs.

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq ft	Sq m
Fifth	2,182	202.7
Fourth	2,685	249.4
Third	2,892	268.7
Total	7,759	720.8



Amenities



Air Con



Reception



Passenger Lift



Raised Floors



Suspended Ceilings



LED Lighting



* CGI photos for indicative purposes only



→ **Further information**

Lease Terms

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

Guide Rent

£52.50 per sq ft pa excl.

Business Rates

Estimated at £17.40 per sq ft pa for the rating year April 2024 to April 2025. All parties are advised to make their own enquiries with the rating authority.

Service Charge

The estimated on account service charge is £15.71 per sq ft pa excl.

Legal Costs

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

EPC

The EPC rating is B

VAT

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

Viewings

Viewings strictly by arrangement through sole agents Fisher German LLP.



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Approximate Travel Distances

Nearest Station

- Moorgate Station - 0.1 miles (2 min walk)
- Bank Station - 0.3 miles (6 min walk)
- Liverpool Street Station - 0.4 miles (8 min walk)

Nearest Airport

- London City Airport - 8 miles

Contact

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Particulars dated November 2024.
Photographs dated July 2023.



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