



TO LET

**1st - 3rd Floors, 1-5
Wormwood Street,
London, EC2M 1RQ**

1,173 to 3,522 sq ft

Modern offices in the
heart of the City for rent
as HQ or floor by floor



VIDEO TOUR

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Description

The property is arranged over first to third floors and is offered as a self-contained HQ otherwise it can be rented on a floor by floor basis. The ground floor offers an attractive entrance lobby recently refurbished. A modern and bright stairwell offers access to the three upper floors.

Each floor benefits from excellent natural light with views both into the City but also into the Boltoph Gardens. Offering open plan layouts, good ceiling heights and modern VRV air conditioning. Each floor has a modern kitchenette and dedicated WC.

Location

Occupying a prominent position on Wormwood Street close to the junction with Bishopsgate. The location benefits from having some of the City's destination eateries on its doorstep to include, Duck & Waffle, Sushi Samba, The Ivy City Garden and many more. With Leadenhall Market a short stroll away and the recently re-developed Broadgate Circle Shopping Centre in addition to Spitalfields Market.

The main transport hub would be Liverpool Street Station offering mainline, underground and Elizabeth Lines providing excellent links throughout London and beyond.

Key points

- Total internal space - 3,522 square feet
- Prominent City location
- Recently refurbished
- Attractive entrance lobby
- All floors approximately 1,174 square feet
- Excellent natural light
- New VRV air conditioning
- Each floor has a modern kitchenette and WC





Accommodation

Name	sq ft	sq m	Availability
3rd	1,173	108.98	Available
2nd	1,174	109.07	Available
1st	1,175	109.16	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£47.50 per sq ft
Rates	£16.07 per sq ft
Service Charge	£6.80 per sq ft
VAT	Applicable
EPC	C (70)

Viewing & Further Information



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