

 **GUIDE RENT**
£46.50 - £51.50
(per sq ft pa excl)

 **SERVICE CHARGE**
Est. £16.17
(per sq ft excl)

 **RATES PAYABLE**
Est. £17.36
(per sq ft (ye April 2025))

 **EPC RATING**
B



 **65 London Wall**
London, EC2M 5TU

Offices / Medical Use | 580 sq ft - 8,135 sq ft

 **FISHER
GERMAN**

TO LET



Location

65 London Wall overlooks the entrance to Finsbury Circus, the largest public open space in the City. The property has great connectivity offering mainline transport links from Liverpool Street and Moorgate. London Wall can be accessed via the following underground links; Elizabeth line, Northern Line, District Line, and Central Line.



Description

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. A new wellness area, including a gym and shower facilities, is also available for tenant use.



Accommodation

The approximate Net Internal Areas comprise:

Floor	Suite	Sq Ft	Rent
Fourth	103-106	743	£51.50
Third	82-87	1,741	£51.50
Second	73-77	1,090	£51.50
Second	69-70	580	£51.50
Second	62-66	1,392	£51.50
Courtyard	12-14	775	£46.50
Courtyard	9-11	918	£46.50
Courtyard	6-8	896	£46.50



→ Further information

Lease Terms

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

Guide Rent

£46.50 - £51.50 per sq ft.

Business Rates

Estimated at £12.45 to £17.36 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.

Legal Costs

Each party to be responsible for their own legal costs.

Service Charge

The current estimated service charge payable is £16.17 per sq ft excl.

EPC

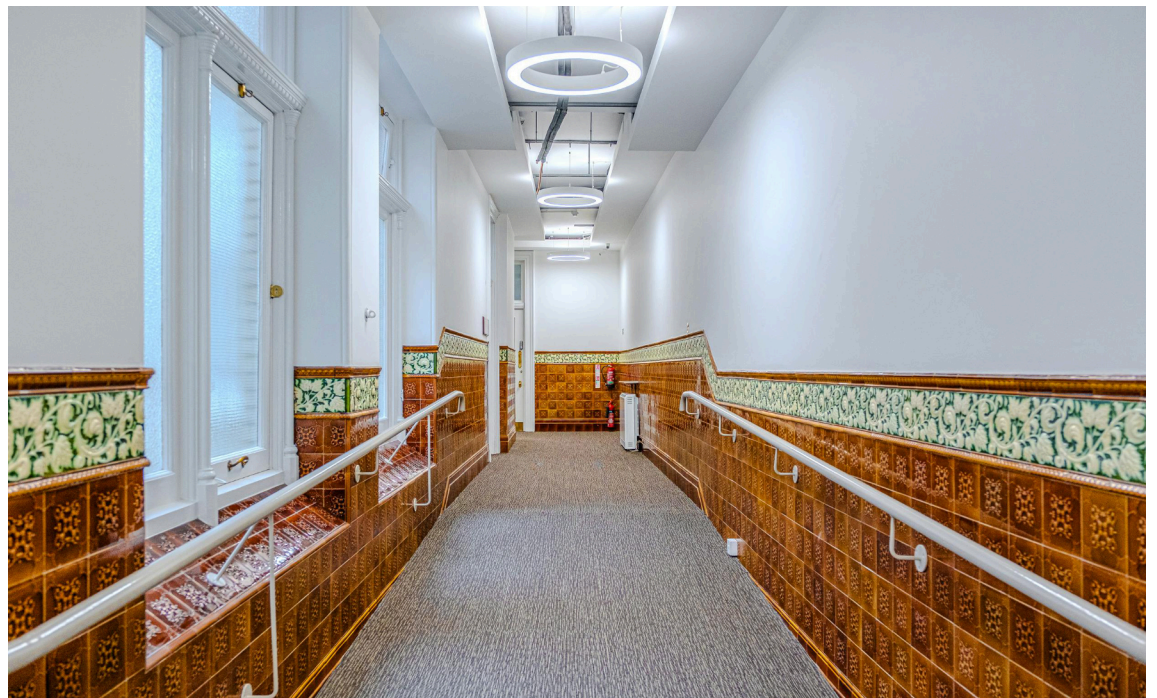
The EPC rating is B.

VAT

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

Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and Glinsman Weller.



→ Amenities



Kitchenettes



Bike Parking



Gym



Medical use

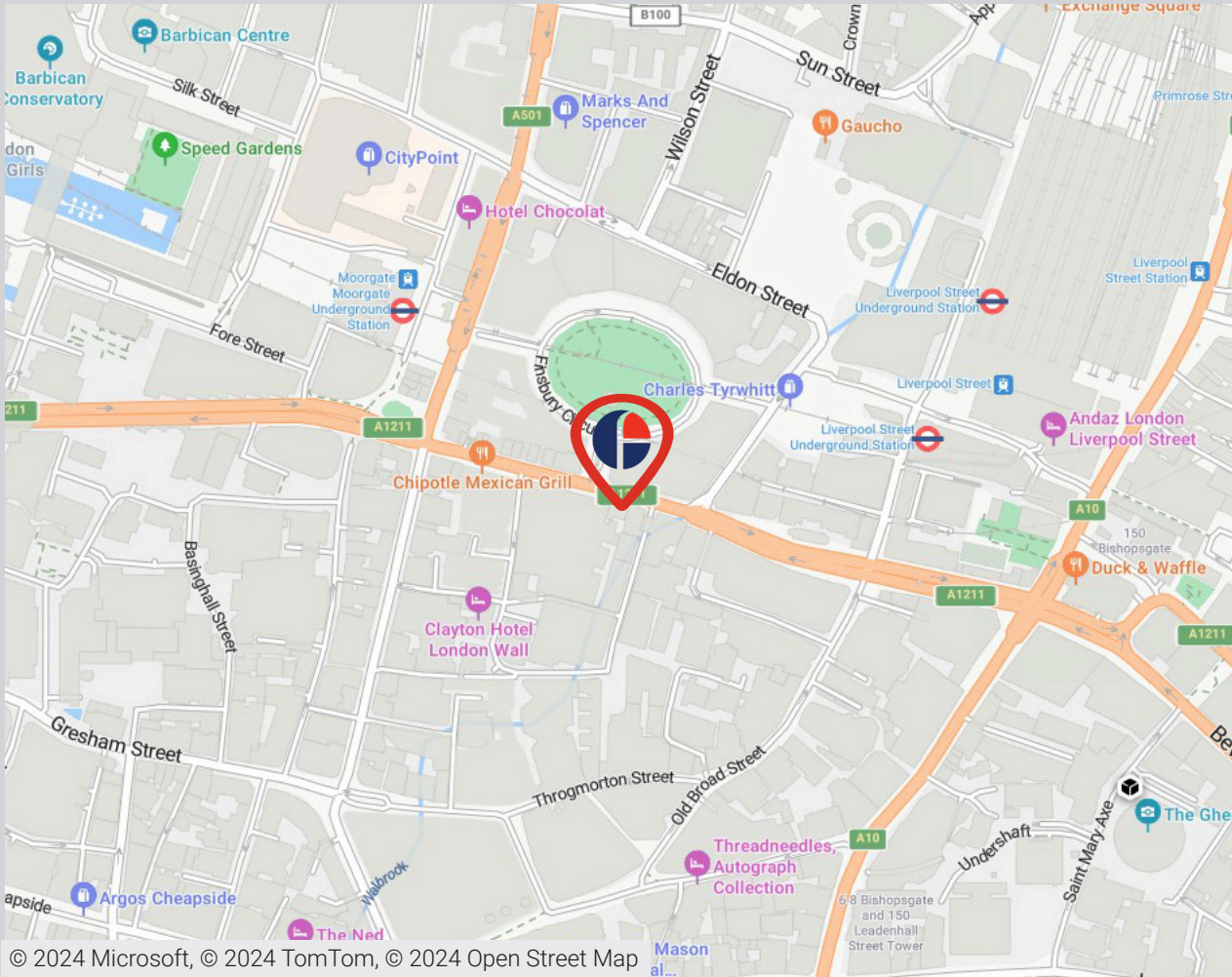


2 Passenger Lifts



Manned Reception

65 London Wall, London EC2M 5TU



Approximate Travel Distances

- ### Nearest Station
- Moorgate Underground Station - 3 min walk (0.2 miles)
 - Liverpool Street Station - 7 min walk (0.4 miles)
 - Bank Underground Station - 8 min walk (0.4 miles)

Contact

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Particulars dated February 2025. Photographs dated various.