



### RENT

**£32.50**  
(per sq ft pa excl)



### SERVICE CHARGE

**£16.17**  
(per sq ft pa excl)



### RATES PAYABLE

**£15.72 / £17.27**  
(per sq ft (y/e April 2025))



### EPC RATING

**D-E**



**64 London Wall**

**London, EC2M 5TU**

Offices | 1,076 sq ft - 2,358 sq ft



**TO LET**



## Location

The property is situated on the south side of London Wall, between the junctions with Copthall 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.



## Description

Two cost effective offices are available which have been newly redecorated and carpeted, which provide flexible and efficient space.



## Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M
Fourth	1,076	99.97
Second	1,282	119.1



## Amenities



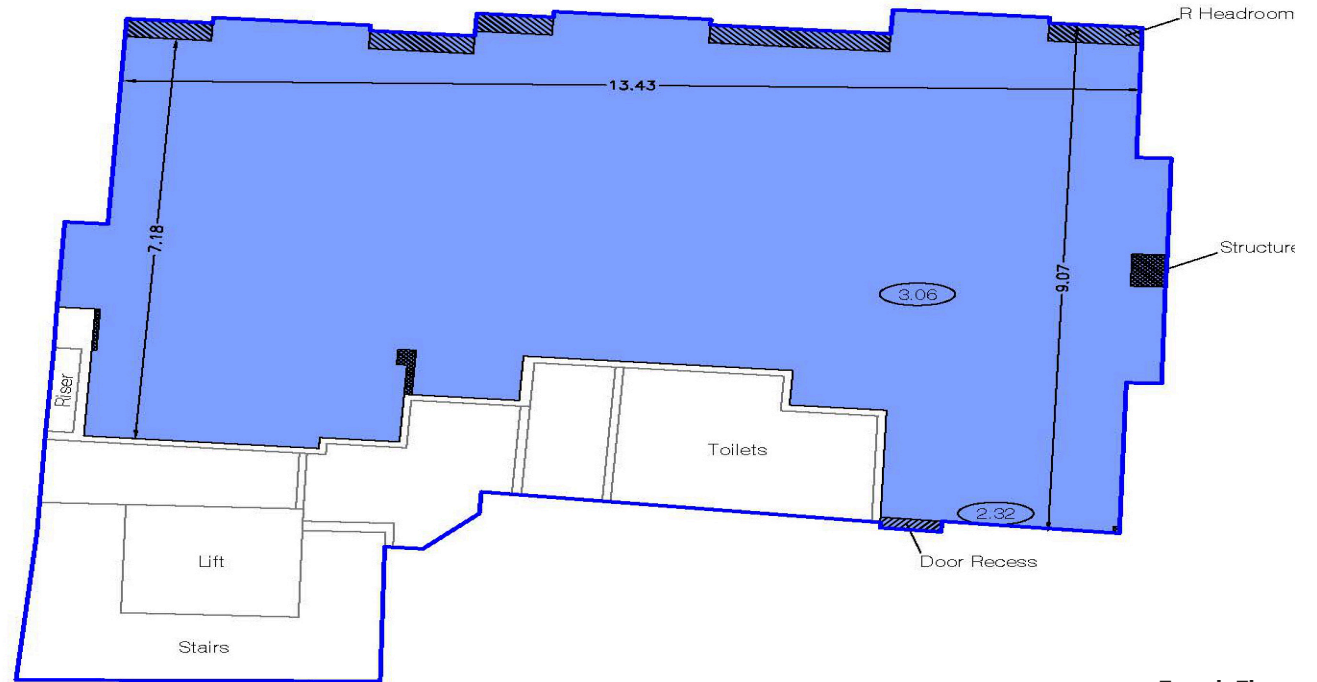
Passenger Lift



Suspended Ceiling



Excellent Natural Light



Fourth Floor



## Further information

### Lease Terms

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

### Rent

£32.50 per sq ft pa excl.

### Business Rates

Fourth Floor - £15.72 per sq ft pa.

Second Floor - £17.27 per sq ft pa.

Rating year April 2024 to April 2025.

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 any transaction.

### Anti Money Laundering

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

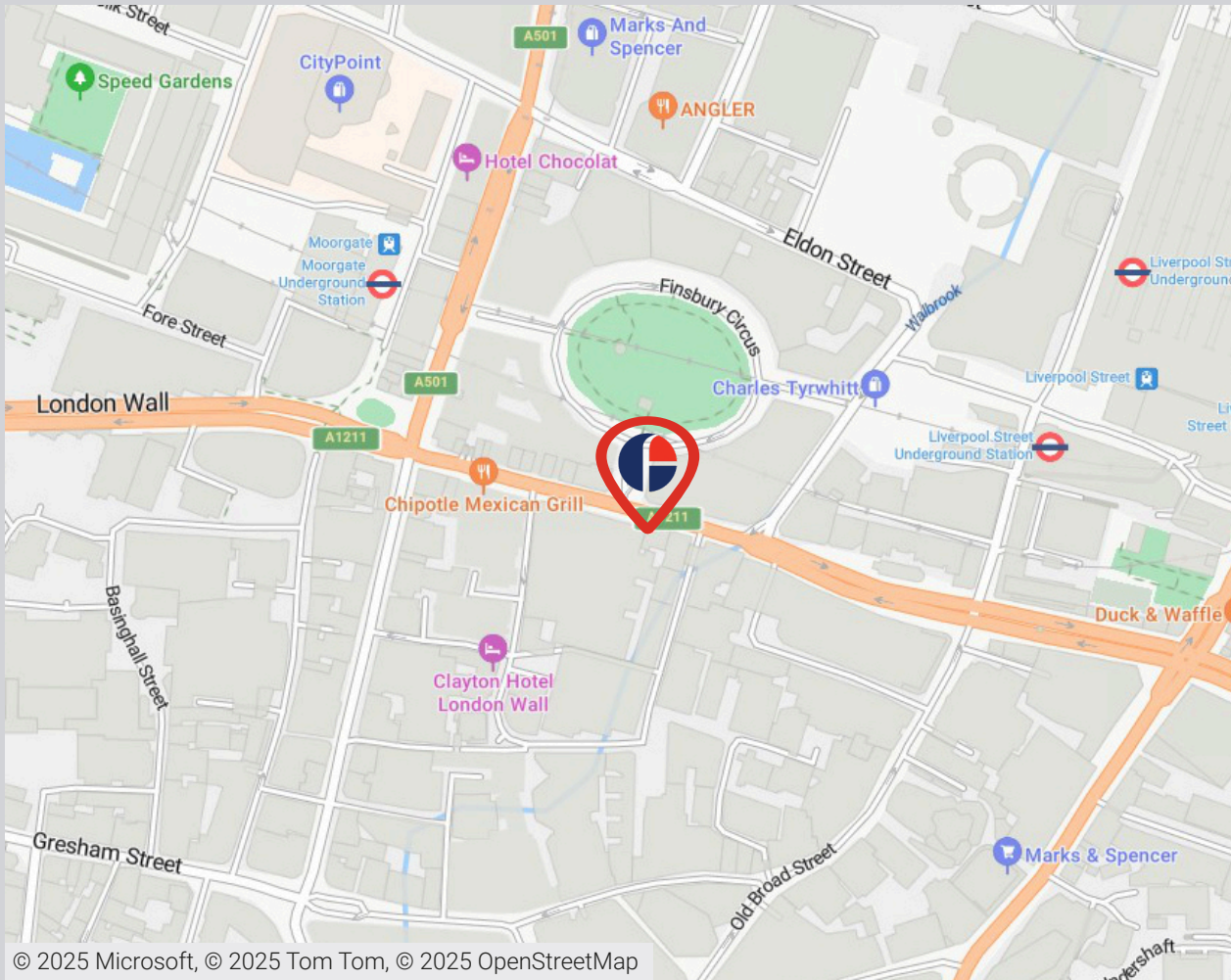
### VAT

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

### Viewings

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

# 64 London Wall, London EC2M 5TU



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## Approximate Travel Distances



### 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



## Contact



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Particulars dated January 2025. Photographs dated Various.