

**fisher
german**

65 London Wall

Liverpool Street
London, EC2M 5TU

Leasehold
Office | Medical Use

580 - 5,968 Sq.ft (53.9 - 554.5 Sq.m)



To let | £46.50 - £51.50 psf pa excl.



Key information



Rent

£46.50 - £51.50
(per sq ft pa excl.)



Service Charge

Est. £16.17
(per sq ft excl)



Business Rates

Est. £11.13 - £22.38
(per sq ft excl)



EPC Rating

B

65 London Wall

580 - 6,743 Sq.ft (53.9 - 554.4 Sq.m)

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 communal wellness area and bookable meeting room, bike racks and shower facilities are also available for tenant use.

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.

Amenities



Kitchenettes



Bike Racks



Gym



Medical
Use



2 Passenger
Lifts



Manned
Reception

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 £11.13 to £22.38 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

Service Charge

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

Legal Costs

Each party to be responsible for their own legal costs.

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.

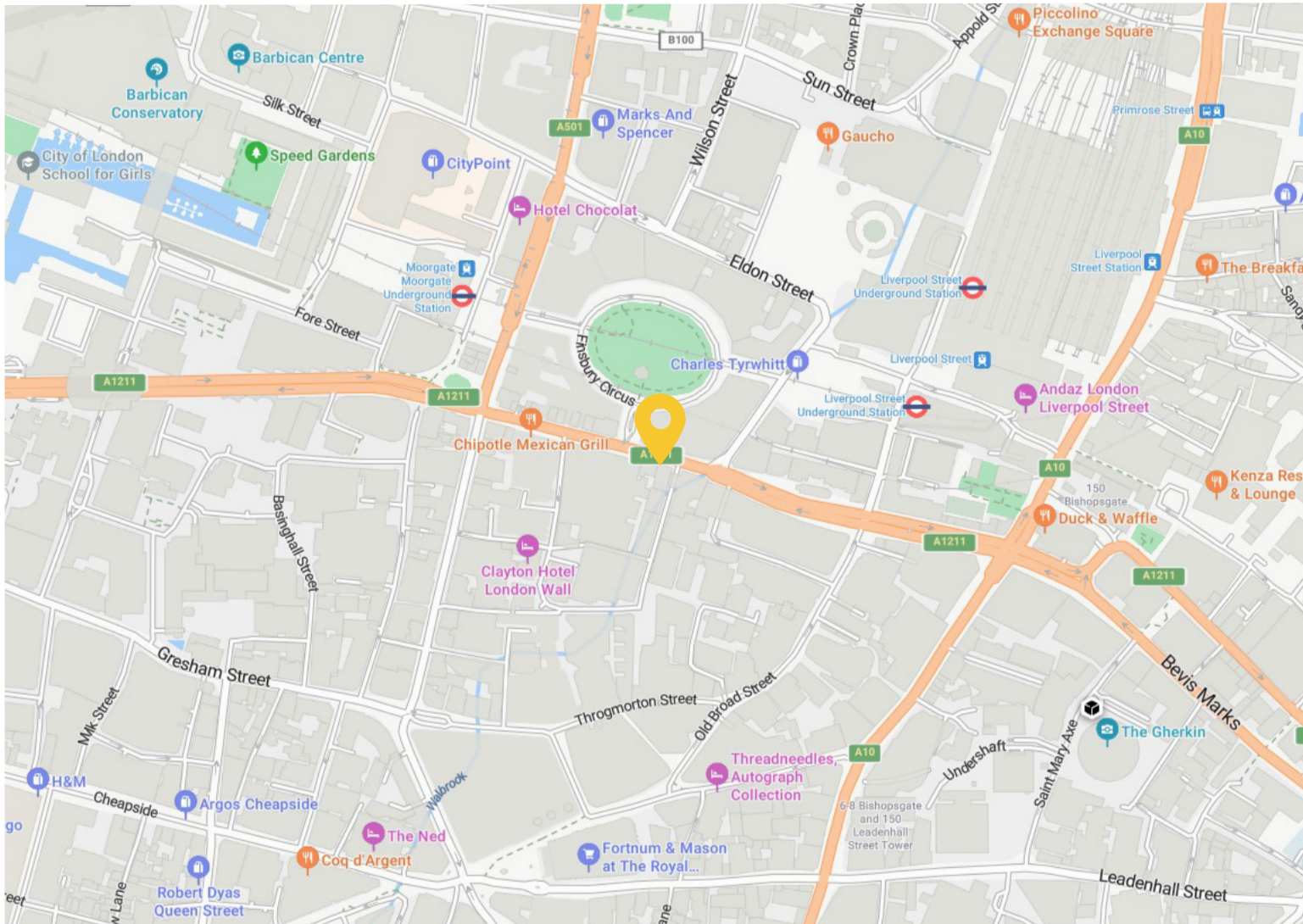
Accommodation

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
Courtyard	9-11	918	£46.50
Courtyard	6-8	896	£46.50
Total		5,968	



Location Map



Location

Address: 65 London Wall, London EC2M 5TU

What3words: ///butter.smile.apron

Nearest Station

- Moorgate Underground Station:
3 min walk
- Liverpool Street Underground Station:
7 min walk
- Bank Underground Station:
8 min walk

Contact us



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Particulars dated August 2025. Photographs dated various.



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