

**fisher  
german**

# Habib House, 42 Moorgate

Leasehold | Offices

London EC2R 6JJ

2,182 - 7,759 Sq.ft (202.7 - 720.8 Sq.m)



**To Let** | £52.50 (per sq ft pa excl)



## Key information



**Guide Rent**  
£52.50 (per sq ft  
pa excl)



**Service Charge**  
£15.71 (per sq ft (ye  
April 2026)



**Business Rates**  
Est. £25.00 (per sq  
ft (ye 04/2026)



**EPC Rating**  
B

## Habib House, 42 Moorgate

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.

## Amenities



Air Con



Reception



Passenger  
Lift



Raised  
Floors



LED  
Lighting



Suspended  
Ceilings

## 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 £25.00 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 estimated on account service charge is £15.71 per sq ft pa excl.

### EPC

The EPC rating is B.

### Legal Costs

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

### VAT

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

### Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP.

## Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Fifth Floor	2,182	202.7
Fourth Floor	2,685	249.4
Third Floor	2,892	268.7
<b>Total</b>	<b>7,759</b>	<b>720.8</b>

### Location

Address: Habib House, 42 Moorgate, London EC2R 6JJ.

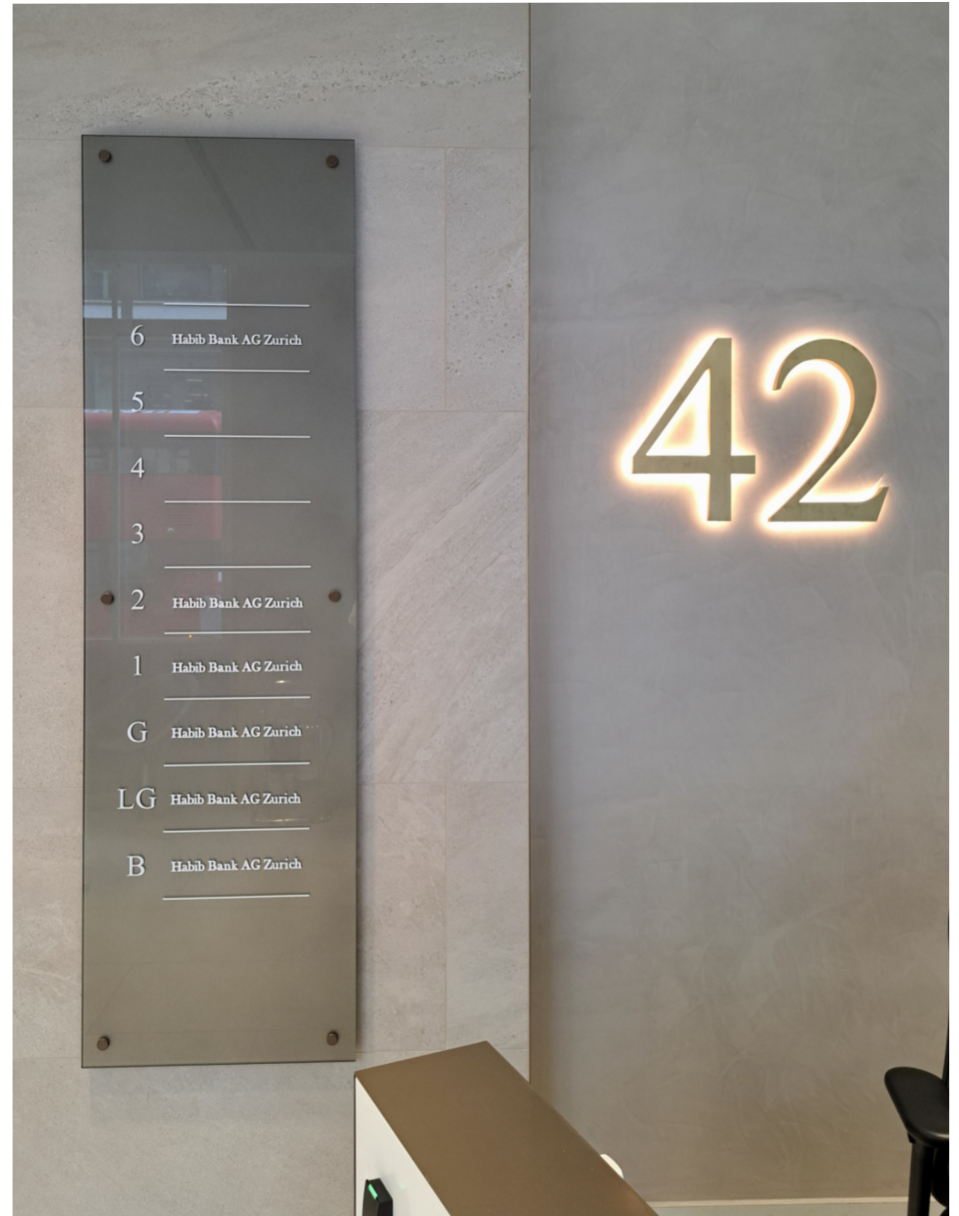
What3words: ///soccer.ankle.likely.

### Nearest Station

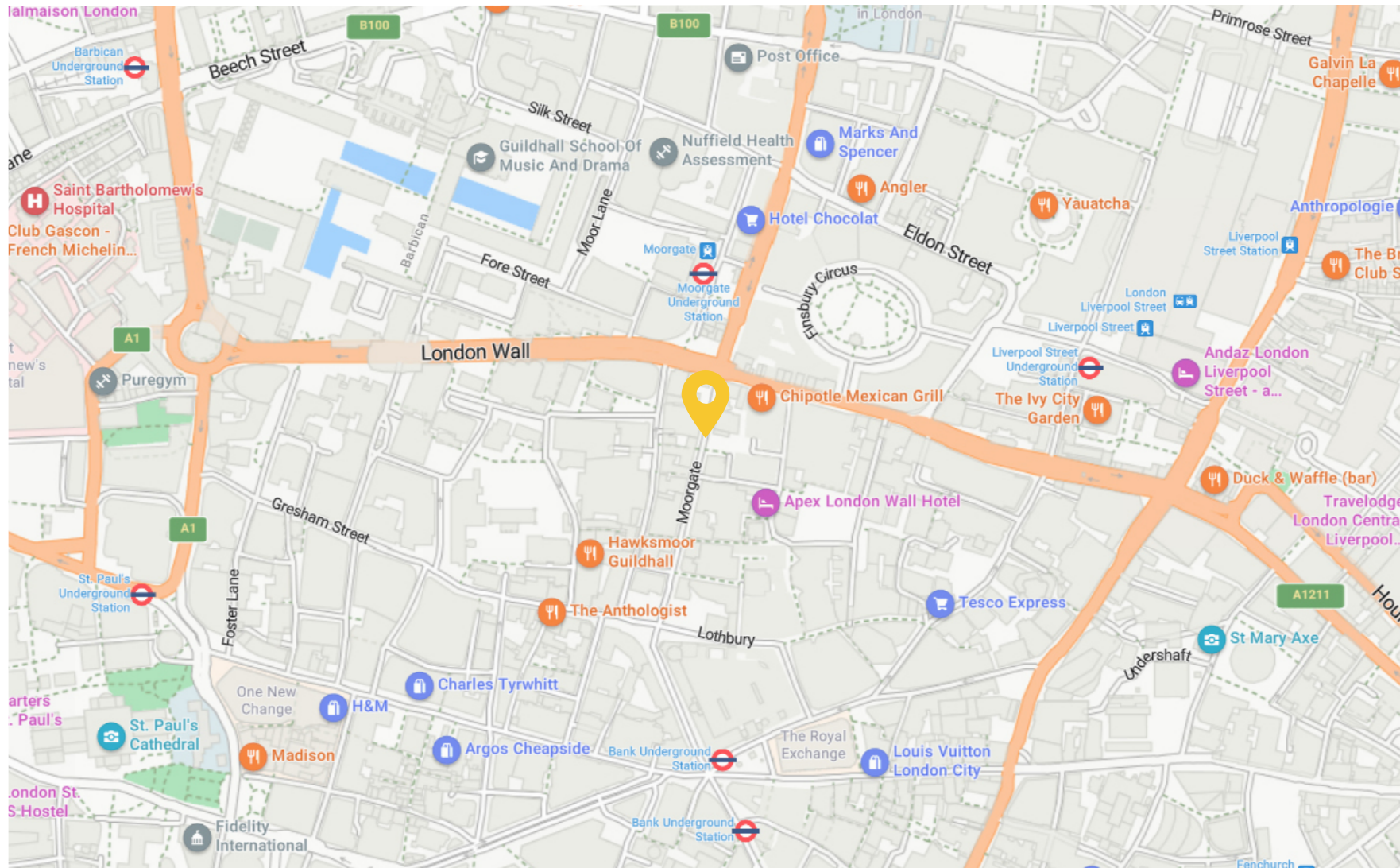
Moorgate Station: 0.1 miles / 2 min walk

Bank Station: 0.3 miles / 6 min walk

Liverpool Street Station: 0.4 miles / 8 min walk



## Location Map



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs dated June 2025.



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