

85
LONDON WALL
EC2

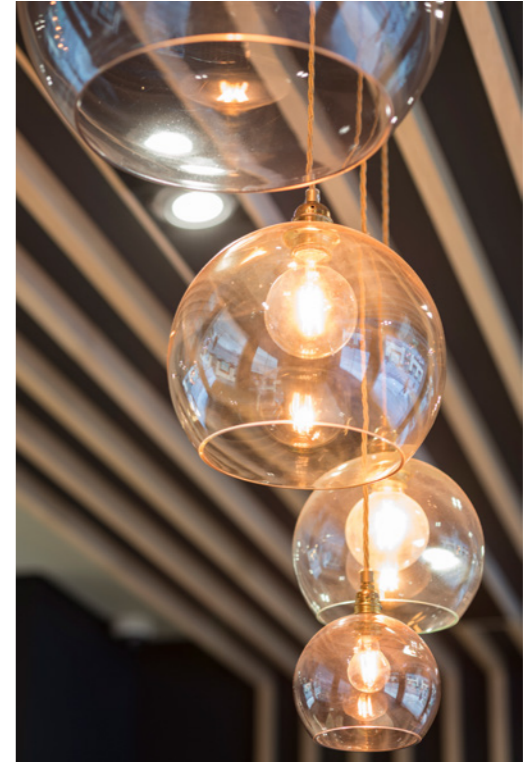
THE CITY WORKSPACE
REIMAGINED

LANDMARK BUILDING

85 London Wall is a Landmark building in the heart of the City. The building features a stylish, contemporary reception and the Ground and 1st floors are being refurbished to a Cat A plus specification and will be available February 2020. The ground and first floor will be configured in a predominantly open plan layout and the units will be delivered in a fully fitted and furnished condition. Also, a communal roof terrace will be accessible to the buildings tenants.



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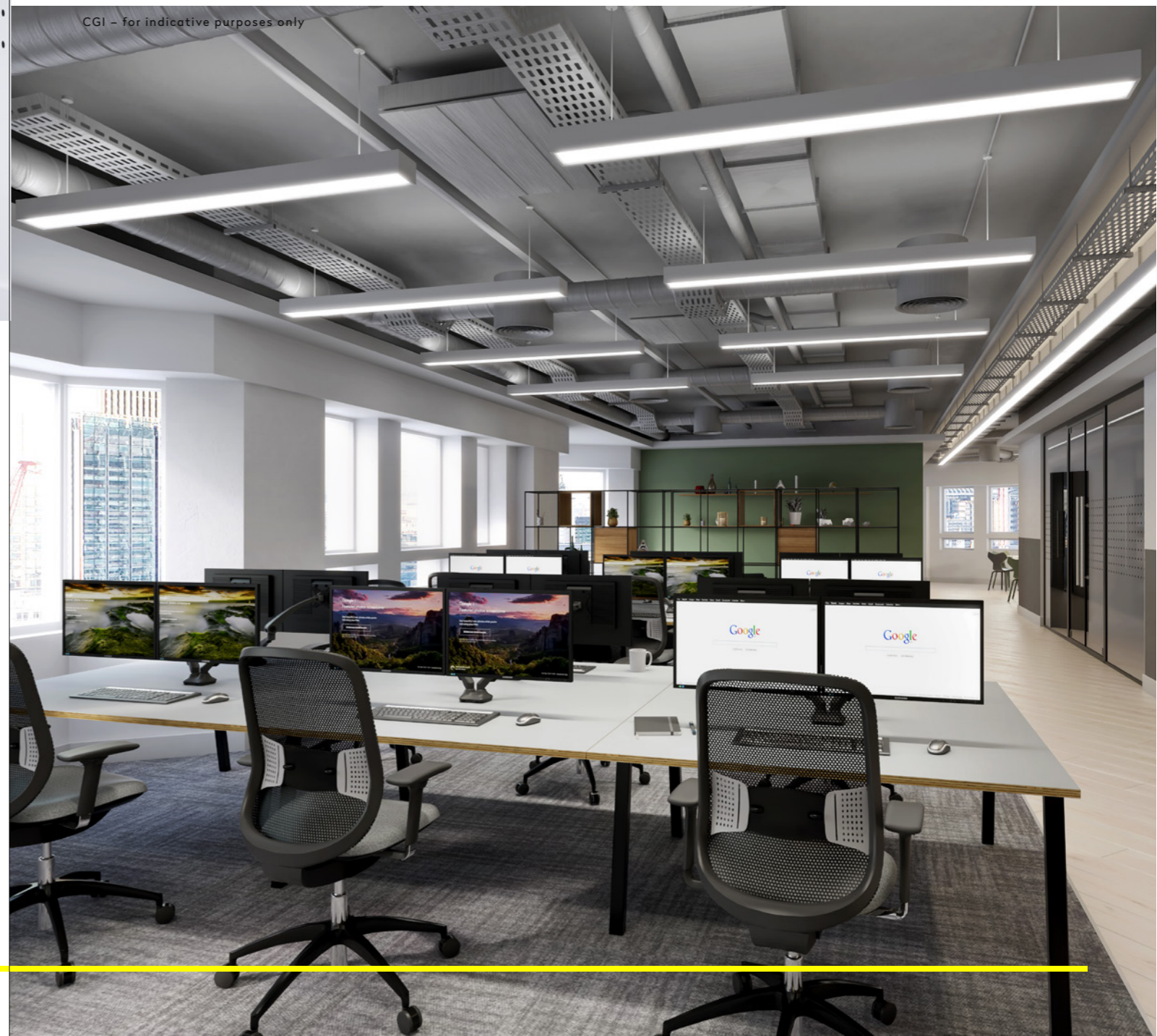


CGI - for indicative purposes only

INDUSTRIAL CHIC

SPECIFICATION

- VRF air conditioning
- Exposed services
- LED lighting
- Fully accessible 150mm raised floors
- Two 15 person passenger lifts
- Commissionaire
- 24/7 access
- New bicycle, shower and locker facilities
- Communal roof terrace



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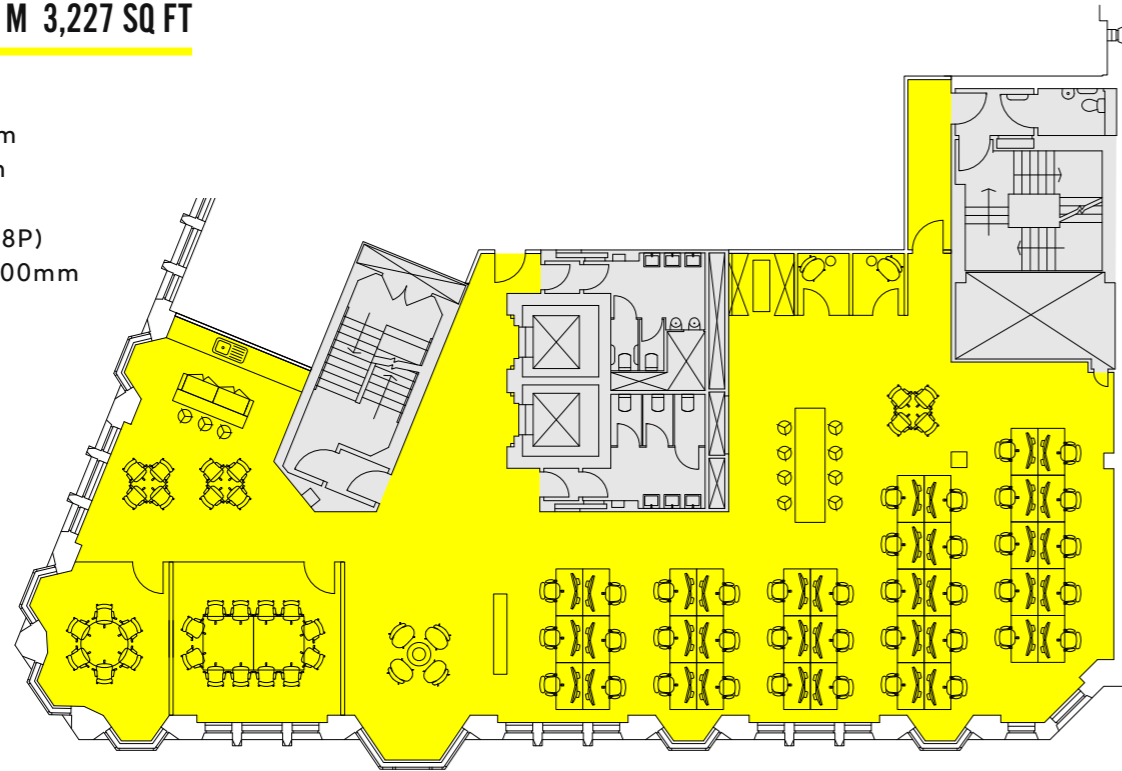


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DESIGNED SPACE

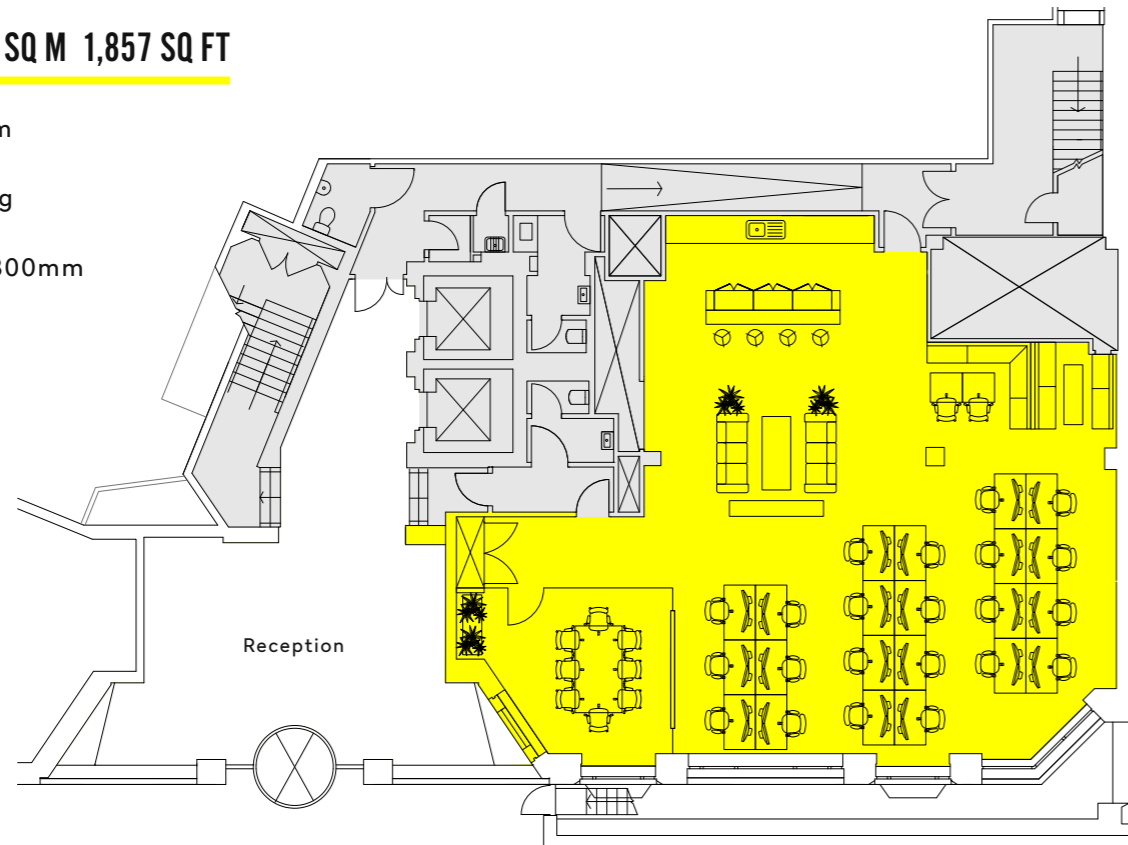
FIRST FLOOR 300 SQ M 3,227 SQ FT

- Waiting area
- 1 X 12P meeting room
- 1 X 6P meeting room
- 2 X call pod
- 1 X hot desk bench (8P)
- 38 desks @ 1400 X 800mm
- 1 X tea point
- 1 X breakfast bar



GROUND FLOOR 173 SQ M 1,857 SQ FT

- 1 X 8P meeting room
- 1 X 4P booth
- 1 X banquet meeting
- 1 X lounge
- 22 desks @ 1400 X 800mm
- 1 X tea point
- 1 X breakfast bar



PERFECTLY POSITIONED

The location offers superb restaurants, bars and retail and is perfectly positioned a moments walk from Moorgate, Bank and Liverpool Street stations giving unrivalled access to London and the South East. The Elizabeth Line will also run through Liverpool Street from 2020.





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