



AVAILABLE TO LET

# 85 London Wall

London, EC2

6,765 sq ft of Plug & Play offices near Liverpool Street Station

## 6,765 sq ft of Plug & Play offices near Liverpool Street Station

85 London Wall occupies a prominent corner position on London Wall and Blomfield Street in the heart of the City near Liverpool Street and within 1 minute walk of the entrance to the new Elizabeth line.

The reception area has undergone a comprehensive refurbishment with a feature timber construction and recessed lighting.

The 2nd floor provides an open plan office with three meeting rooms, kitchen, break out areas and demised male and female WC's.

<b>Rent</b>	£55.00 psf (Passing)
<b>Building type</b>	Office
<b>Size</b>	6,765 Sq ft
<b>VAT charges</b>	Elected.
<b>Lease details</b>	Assignment or sub-lease until October 2021. Alternatively, a new lease may be available by arrangement from the landlord.

Marketed by: HK London, Square Foot Consulting

For more information please visit:  
<http://example.org/m/38991-85-london-wall-85-london-wall>



High quality fit out in situ.

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Metal tiled suspended ceilings.

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Fully accessible 150mm raised floors.

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VAV air conditioning.

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LG7 compliant lighting.

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2.6m floor to ceiling height.

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Two 15 person passenger lifts.

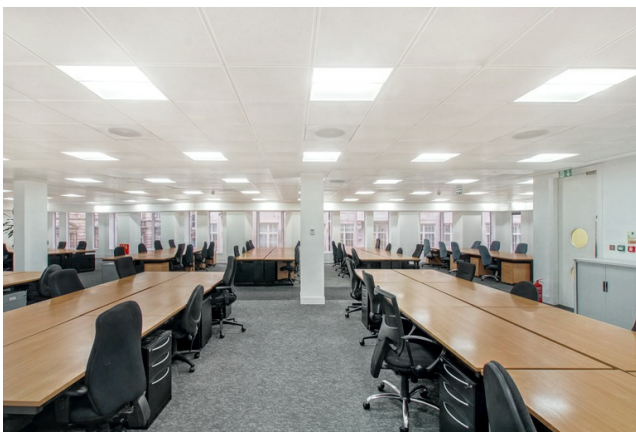
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Commissionaire.

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24/7 access.









85 London Wall, London, EC2

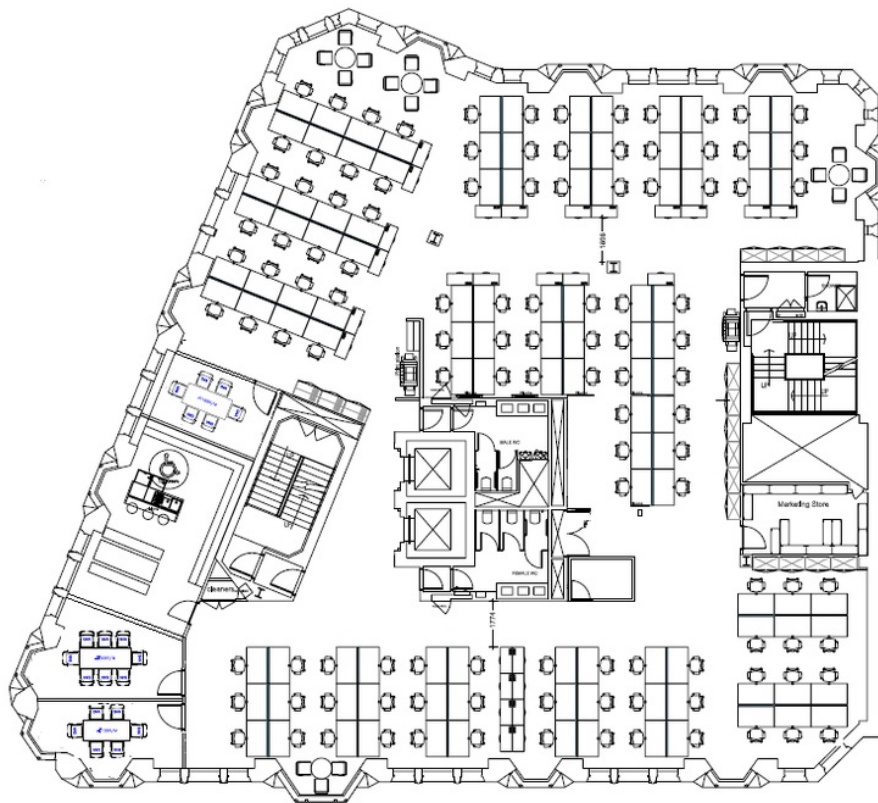


Data provided by Google

# Units & availability

Unit	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Second	6,765 NIA	£55.00	£12.60	£23.31	£615,006.15	Available

\* All sizes NIA



PLAN: 2nd Floor showing open plan and Staff breakout

### Floors & availability

Unit	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Status
Second	6,765 NIA	£55.00	£12.60	£23.31	£615,006.15	Available

### Transport

Ideally located in the heart of the City, 85 London Wall is a short walk to Liverpool Street and Moorgate stations providing excellent travel connections. The entrance to the new Elizabeth line is within a minute's walk. Bank is also within easy walking distance.

### VAT

Elected.

### Lease summary

Assignment or sub-lease until October 2021.  
Alternatively, a new lease may be available by arrangement from the landlord.





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