

# 12 Appold Street

## London EC2



3,560 sq ft - 2<sup>nd</sup> Floor

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### Location

12 Appold Street sits on the Broadgate Estate, and has excellent communications with the amenities nearby in Shoreditch, Hoxton and Broadgate Circle. Liverpool Street Station is a short walk with access to the Central, Circle, Northern, Hammersmith & City and District lines as well as the Stansted express and Mainline rail services. The upcoming Elizabeth line will also serve Liverpool Street Station.

### Description

The building occupies a corner position and benefits from a newly remodelled reception. The refurbished floor has superb natural light and is column free, air-conditioned and is served by two lifts.

### Specification

- Newly remodelled reception area
- Air-conditioning
- Raised floors
- 24 hour access and security
- 2 x passenger lifts
- WCs and showers on floor
- Close to Broadgate amenities and excellent transport links via Liverpool Street station.

### Accommodation

Floor	Area (sq. ft.)	Area (sq. m.)
2 <sup>nd</sup>	3,560	330.74
<b>Total</b>	<b>3,560</b>	<b>330.74</b>

### Viewing - strictly by appointment through:-

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### VAT

VAT will be charged on rent

### Lease

A new lease term by arrangement

### Quoting rent

£65.00 per sq ft

### Rates

Estimated at £17.50 per sq ft

### Service Charge

Estimated at £12.96 per sq ft

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# Floorplan

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