

FOR LEASE

Moor House, 120 London Wall, EC2

19,564 – 39,825 sq ft

Newly available refurbished space in Foster designed landmark



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CBRE

FOR LEASE MOOR HOUSE

Levels 5 & 9: 39,825 sq ft
Newly available refurbished space in Foster
designed landmark
London, EC2

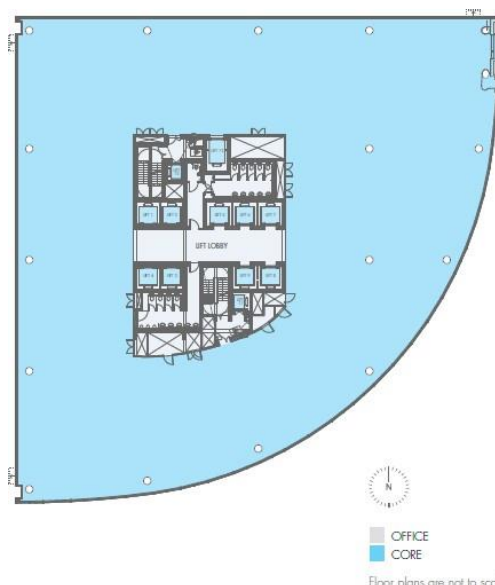


REFURBISHED SPACE

On behalf of owners Deka, these newly available floors will be refurbished ready for occupation in Q2 2020 (Level 5) and Q3 2020 (Level 9). Built in 2005 by Hammerson & designed by Foster, this is a rare opportunity to occupy space in this landmark located adjacent to the new Crossrail station at Moorgate.

- To be refurbished to designs by MCM
- Floor to ceiling height 2.775m
- 4 pipe fan coil air conditioning
- Raised floor 150mm (overall)
- 5 x 21 person passenger lift serve the lower floors
- 1 x 2,000 kg goods lift and 2 fireman's lifts
- 2 x 2 MVA (HV) generators and 1 x 1.5 MVA (LV) generator powered by green energy

Level 5



OFFICE
CORE

Floor plans are not to scale

TERMS



+ Quoting rent: upon application. No VAT on the rent.

+ Lease term: by arrangement from 10 years.

+ Business rates: est £21.47 per sq ft (2019/20)

+ Service charge: c.£13.50 per sq ft (2019)

Level	Sq Ft	Sq M	Occupation
9	19,564	1,817.6	Q3 2020
5	20,261	1,882.3	Q2 2020
Total	39,825	3,700.0	



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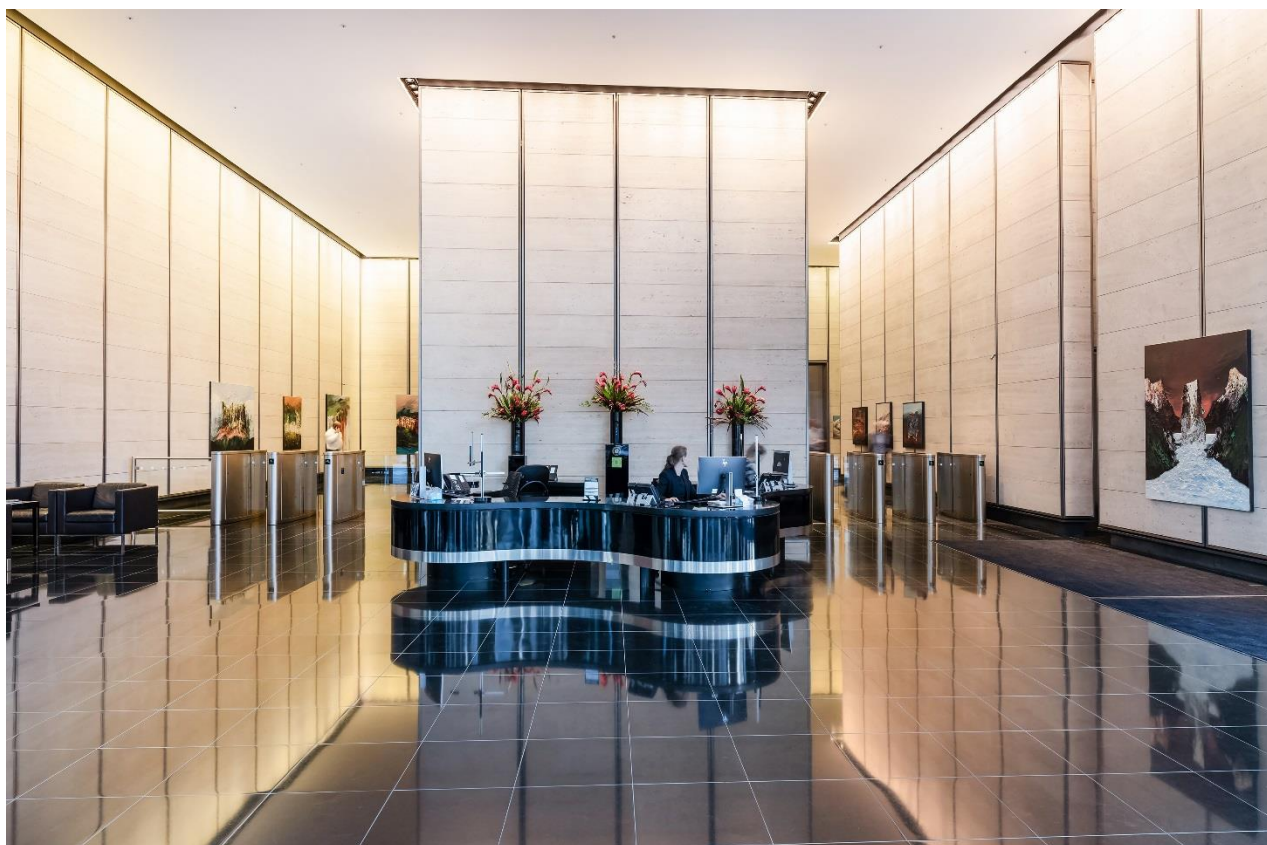
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