

12

APPOLD
STREET

LONDON EC2

THE BUILDING

CONTEMPORARY NEW WORKSPACE IN A PRIME POSITION

12 Appold Street occupies a corner position and benefits from a newly remodelled reception area.

The available accommodation has been finished to a Grade A specification, offering 9,853 sq ft of column free, open plan floor space suitable for a range of occupiers.





SPECIFICATION

- Newly remodelled reception area
- 2 x passenger lifts
- Manned reception
- Air conditioned
- Fully accessible raised floor
- Showers and changing facilities
- 24-hour access and security
- 1:8 occupancy density
- Teapoints on floors 2 & 3

HIGH SPECIFICATION GRADE A COLUMN FREE WORKSPACE

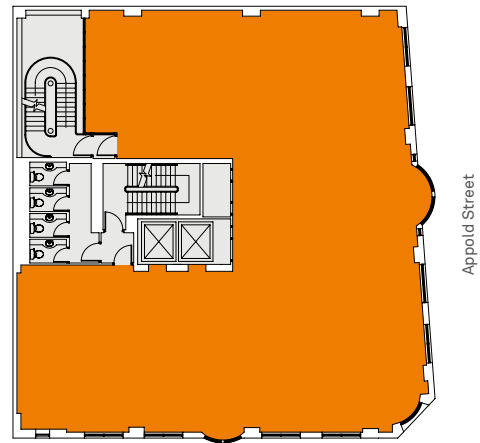
Floor	Sq Ft	Sq M
3rd	3,565	331.2
2nd	3,629	337.1
Ground	1,972	183.2
Lower Ground	687	63.9
Total	9,853	915.4





3RD FLOOR

3,565 SQ FT / 331.2 SQ M



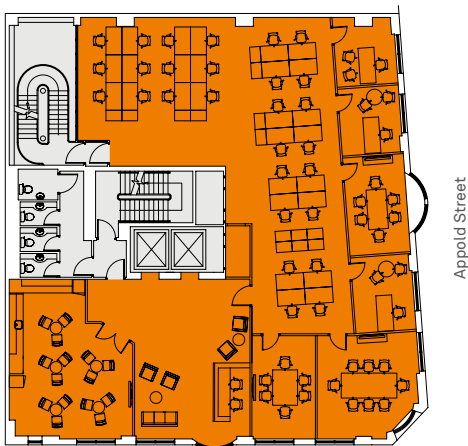
- Office
- Core

For indicative purposes only. Not to scale.



2ND FLOOR CORPORATE LAYOUT

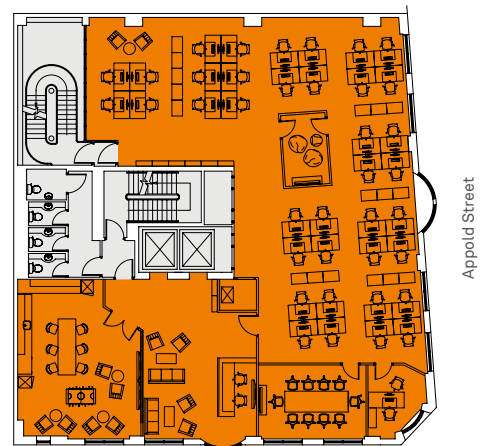
3,629 SQ FT / 337.1 SQ M



Open plan desks	28
1 person offices	3
6 person meeting rooms	2
8 person meeting room	1
Breakout area	1
Total occupancy	31

2ND FLOOR OPEN PLAN LAYOUT

3,629 SQ FT / 337.1 SQ M



Open plan desks	38
1 person office	1
10 person meeting room	1
Breakout areas	2
Total occupancy	39

VIBRANT LOCAL AMENITIES AND FAST CONNECTIONS

<p>03 MINUTE WALK</p> <p>LIVERPOOL STREET</p>	<p>08 MINUTE WALK</p> <p>MOORGATE</p>
<p>10 MINUTE WALK</p> <p>OLD STREET</p>	<p>07 MINUTE</p> <p>BANK</p>
<p>16 MINUTES</p> <p>BOND STREET</p>	<p>20 MINUTES</p> <p>CANARY WHARF</p>



Just a short walk from Liverpool Street and Old Street stations, 12 Appold Street benefits from excellent transport links across London and beyond.

Connections will be further improved with the opening of the Elizabeth Line at Liverpool Street in 2019.

LOCAL OCCUPIERS

- | | |
|----------------------------|-----------------------------------|
| 1 Adobe Systems | 15 Metal Exchange |
| 2 Crédit Agricole | 16 Mind Candy |
| 3 Allianz | 17 Monzo |
| 4 Amazon | 18 Morning Star |
| 5 BOX | 19 NEX |
| 6 CISCO Systems | 20 Pivotal Software |
| 7 EBRD | 21 Rathbones |
| 8 EMAP | 22 RBS |
| 9 Fund Apps | 23 Simmons & Simmons |
| 10 Grant Thornton | 24 Slaughter & May |
| 11 Google Campus London | 25 TSYS |
| 12 Herbert Smith Freehills | 26 UBS |
| 13 ICAP | 27 University of Liverpool London |
| 14 ING Media | 28 WeWork |

Journey times taken from the building. Source: TfL.



TERMS

Upon application.

VIEWINGS

Strictly through sole letting agents.

CONTACTS

Lisa Moran

t: 020 3141 6601

e: lmoran@jamesandrew.co.uk

Harry Blanshard

t: 020 3141 6602

e: hblanshard@jamesandrew.co.uk



12APPOLDSTREET.LONDON

Misrepresentation Act 1967: JAI for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give JAI nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. Computer Generated Images are for indicative purposes only and do not necessarily represent the finished design specification. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. October 2018.