



44 Moorfields, London, EC2

PART 6TH FLOOR

3,000 SQ.FT (278.7 M2)

FULLY FITTED – OFFICE SPACE TO LET

Contact Devono

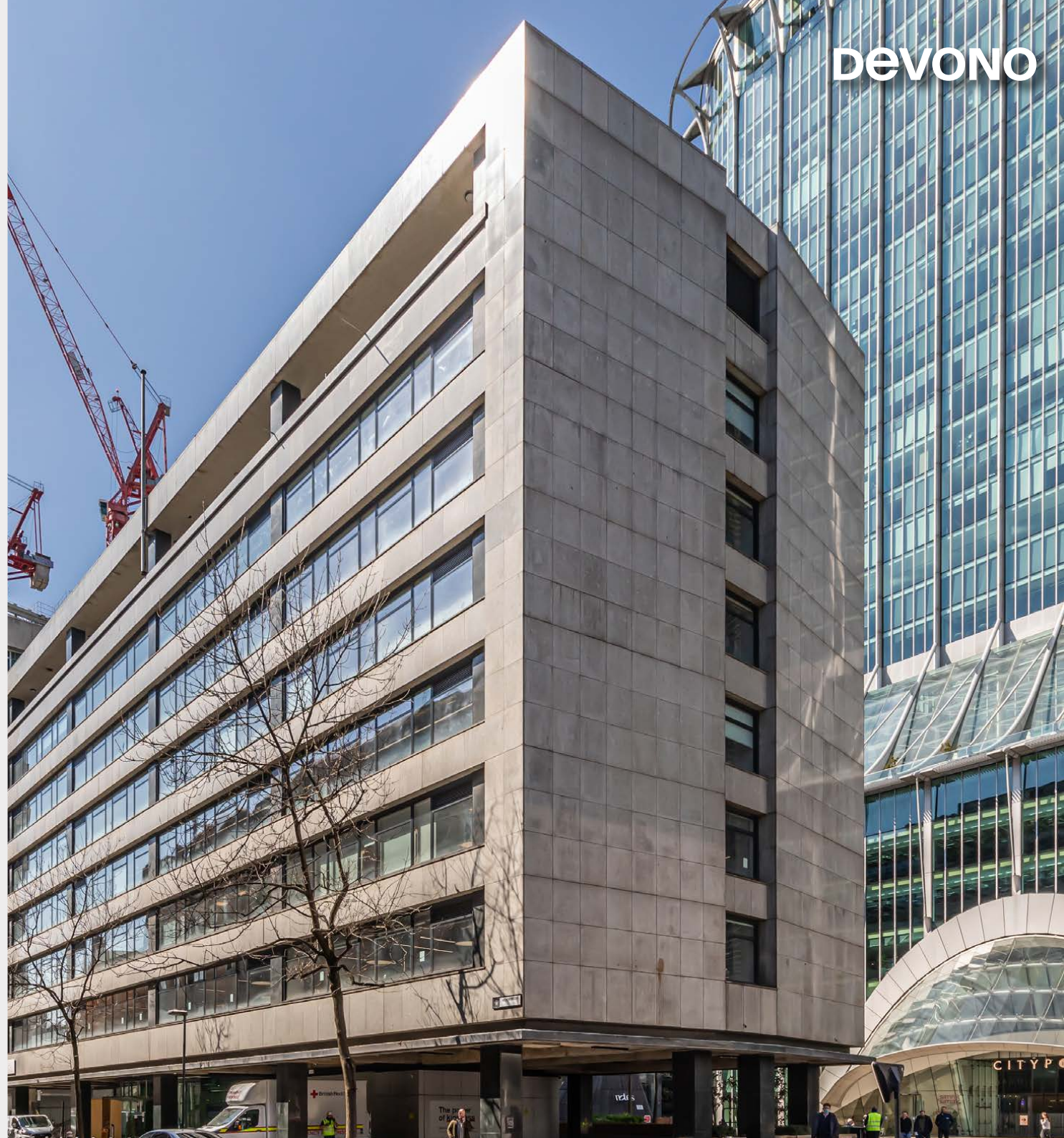
Viewings strictly by appointment with the sole letting agents, DeVono.

DAVID BARRINGTON

CHARLES CHELL

T: 020 7451 1332
M: 07967 345 830
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T: 020 7096 9911
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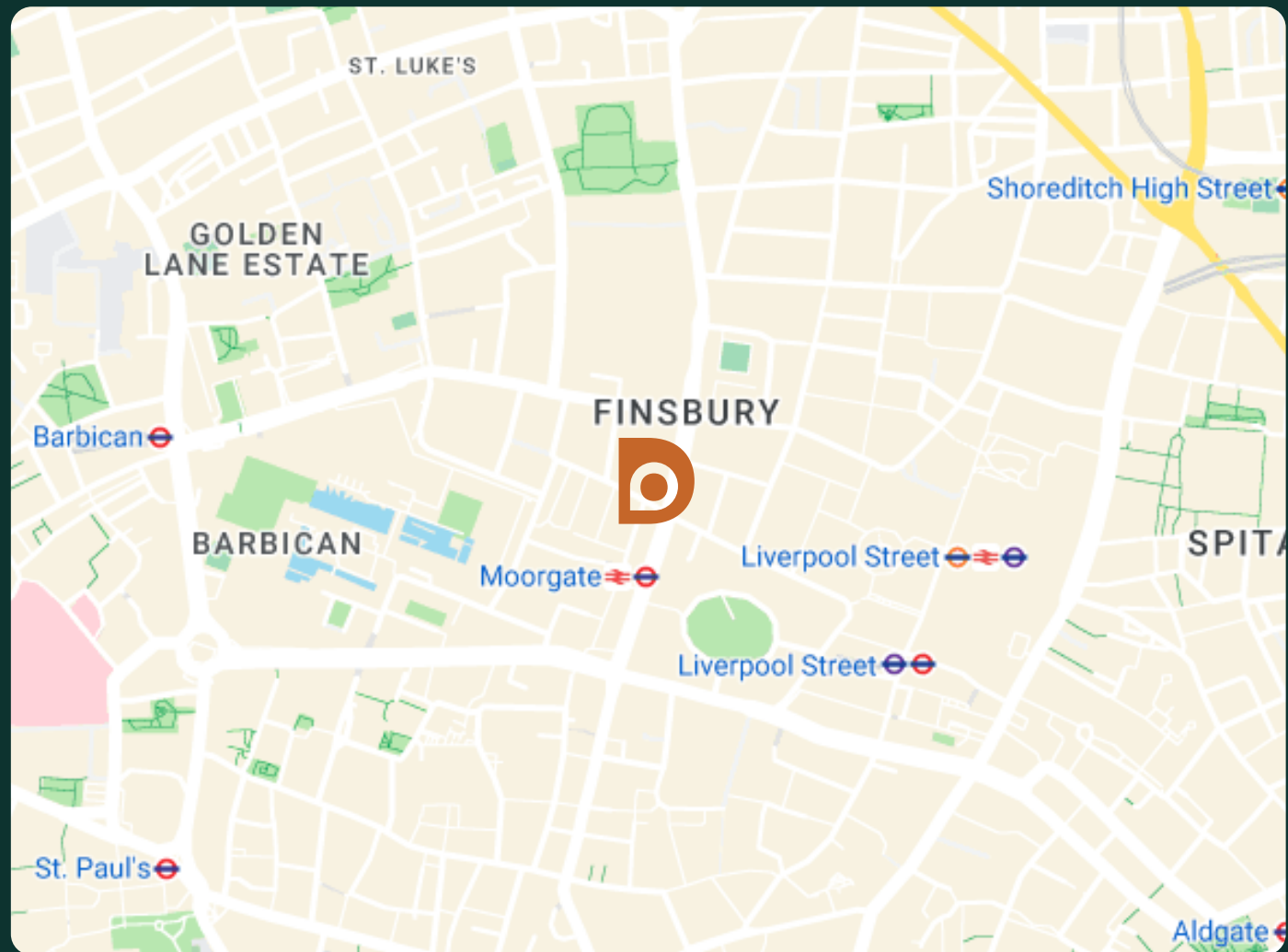
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Location.

44 Moorfields sits in a prominent central City location, adjacent to the new western entrance of the Crossrail station at Liverpool Street, as well as to Moorgate Station.



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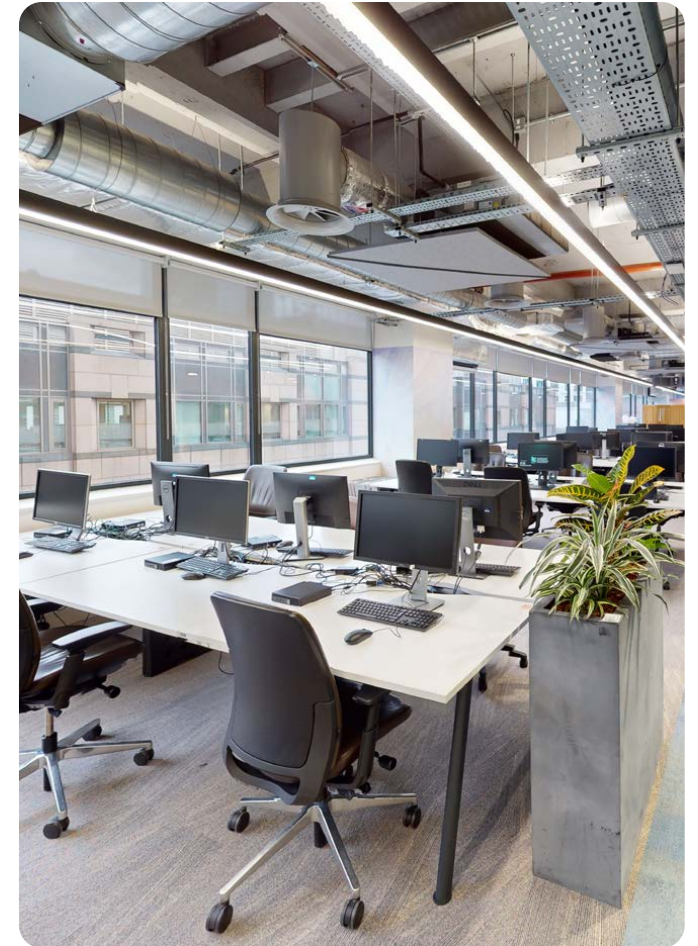
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Gallery.





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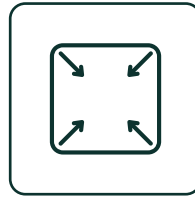
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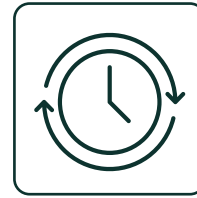
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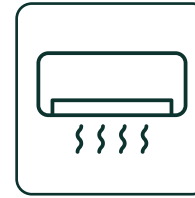
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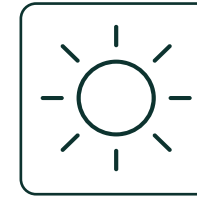
FULLY
FITTED



24 HR
ACCESS



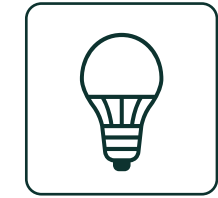
VRF AIR
CONDITIONING



EXCELLENT
NATURAL LIGHT



NEARBY
TRANSPORT HUBS



LED
LIGHTING

Description.

The 6th floor is available with the benefit of a full fitout provided by the existing tenant together with excellent natural light. 44 Moorfields is well located less than a 1-minute walk to Moorgate Station. The accommodation provides the following fully fitted space:

- » 30 x Workstations
- » Large Meeting Room
- » Board Room
- » 4 Person Private Office
- » Ample Breakout Area
- » 6th Floor Views

Terms.

The floors are available by way of a Sub-Lease for a term expiring September 2026.

Rent: £52.50 psf

Rates: £13.00 per sq.ft

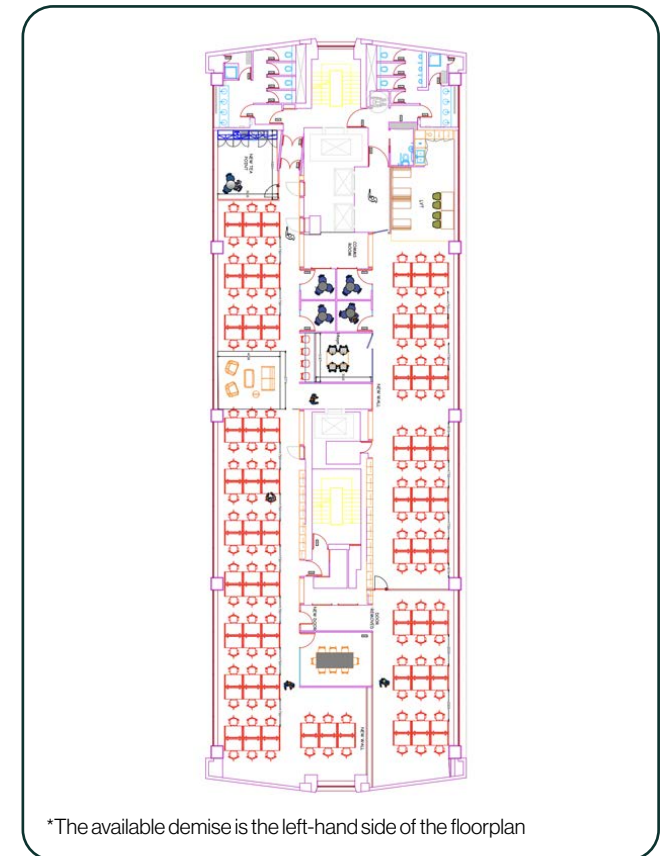
Service Charge: £15.00 per sq.ft

EPC: TBC



MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT



*The available demise is the left-hand side of the floorplan