

THE APPOLD
BROADGATE

12 APPOLD STREET, LONDON EC2


FROM 1,926 - 21,808 SQ FT
REFURBISHED OFFICE SPACE TO LET


MADE FOR BUSINESS.




01

 200m to Broadgate Circle

 CAT A and fully fitted options

 Remodelled reception

 Exciting HQ opportunity



Take your place at The Appold Broadgate. Seven open plan office floors in a vibrant City meets Shoreditch location.

Whether you are looking for an exciting new HQ or a single floor, The Appold offers complete flexibility with CAT A and fully fitted office options from 1,926 - 21,808 sq ft.

THE APPOLD BROADGATE

ALL THINGS CONSIDERED.



FIRST FLOOR WORKSTATIONS



Concierge reception



Column free open floors



Accessible raised floor



New shower facilities



24hr access & security



Bicycle storage



2 x 13 person passenger lifts



Air conditioning



SHOWER FACILITIES



FIRST FLOOR KITCHENETTE



FIRST FLOOR BREAKOUT

The first floor has been refurbished and fully fitted to provide the perfect open plan working environment, with high quality finishes.



The CAT A floors offer open, bright and spacious work environments – the perfect blank canvas.



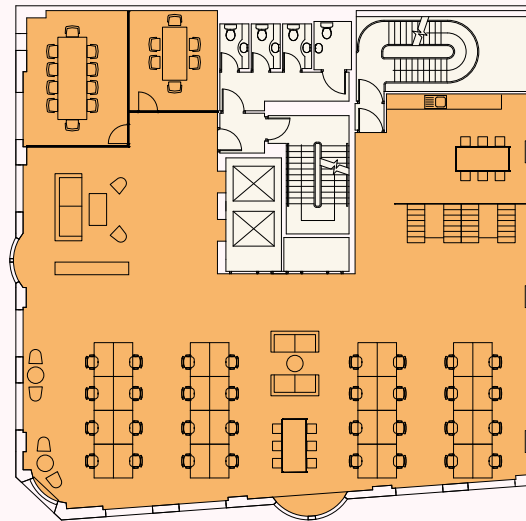
FLEXIBLE SPACES.

SCHEDULE OF AREAS

FLOOR	CONDITION	SQ FT	SQ M
5th	CAT A / Fully Fitted *	3,510	326
4th	CAT A / Fully Fitted *	3,606	335
3rd	CAT A / Fully Fitted *	3,629	337
2nd	CAT A	3,562	331
1st	Fully Fitted	3,602	335
Ground	CAT A / Fully Fitted *	1,972	183
Basement	CAT A / Fully Fitted *	1,926	179
Total		21,808	2,026

* Landlord will offer a choice of CAT A, fully fitted or second hand specification.

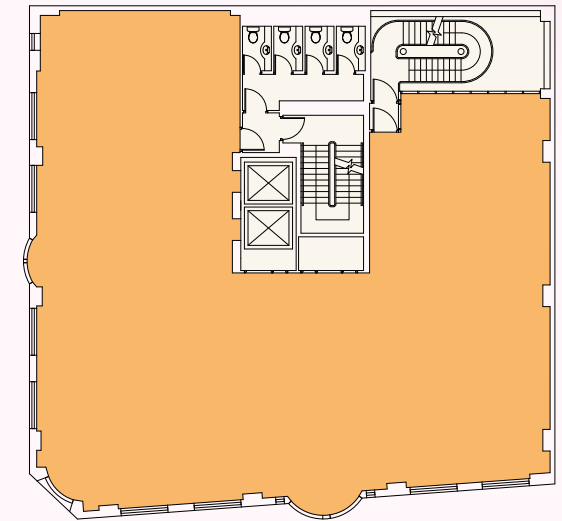
FIRST FLOOR SPACE PLAN 3,602 SQ FT (335 SQ M)



Appold Street

- 1 X RECEPTION / WELCOME AREA
- 32 X OPEN PLAN WORKSTATIONS
- 1 X 6 PERSON MEETING ROOM
- 1 X 10 PERSON BOARDROOM
- 1 X KITCHENETTE / BREAKOUT AREA

TYPICAL UPPER (4TH) FLOOR 3,606 SQ FT (335 SQ M)



Appold Street

- FLOOR 
- CORE 



THE BEST OF BOTH WORLDS.

The Appold has it all.

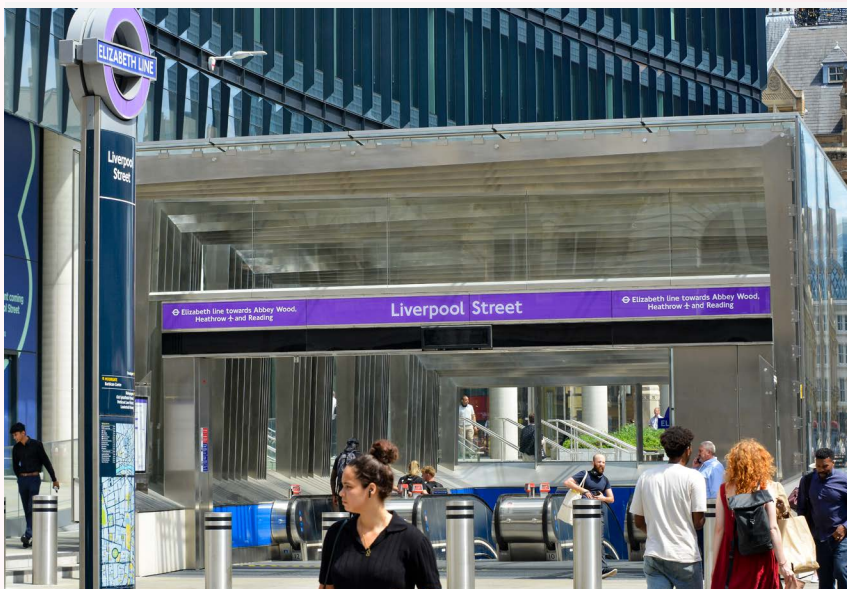
With Shoreditch, Broadgate Circle and Spitalfields Market on the door step – the Appold's City meets Shoreditch location offers a truly diverse amenity mix – offering the very best of London's restaurant, bar and leisure scene, morning to night.



HERE AND THERE.

The Appold's position means Liverpool Street, Old Street, Moorgate and Shoreditch High Street stations are all within easy walking distance.

Liverpool Street station is just a three minute walk away, offering underground, overground, mainline and the now fully open Elizabeth Line, offering reduced travel times across the City and further afield.



THE APPOLD BROADGATE

CONNECTIVITY



Walk times from the building. Source: TFL.

READY TO TALK?

TERMS

Available on new leases,
floor by floor or as a whole.

VIEWINGS

Strictly through the joint
sole letting agents.



LUCY STEPHENS

M 07789 843 729

E lucys@stirlingackroyd.com

VAT

VAT is applicable.

EPC

EPC D

PLANNING

E Class (office) use

**JAMES ANDREW
INTERNATIONAL**

LISA MORAN

M 07808 073 959

E lmoran@jamesandrew.co.uk

Misrepresentation Act 1967: JAI and Stirling Ackroyd 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, Stirling Ackroyd 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. September 2023.

Designed and produced by [Cre8te](http://cre8te.london) - 020 3468 5760 - cre8te.london