



MAKING MOVES



EXIT



**GRND – 2ND FLOOR,
JUDD HOUSE,
18-29 MORA STREET,
LONDON,
EC1V 8BT**

5,091-16,070 SQ FT

HIGHLIGHTS:

- Plug & Play
- Self-Contained Building
- High Specification Creative Fit Out
- High Ceilings Throughout
- Large Boardrooms, Meeting Rooms, Zoom Booths & Phone Booths
- Large Kitchen and Breakout Space with Mezzanine Collaboration Area
- Bike Storage and Showers
- DDA Access Throughout

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

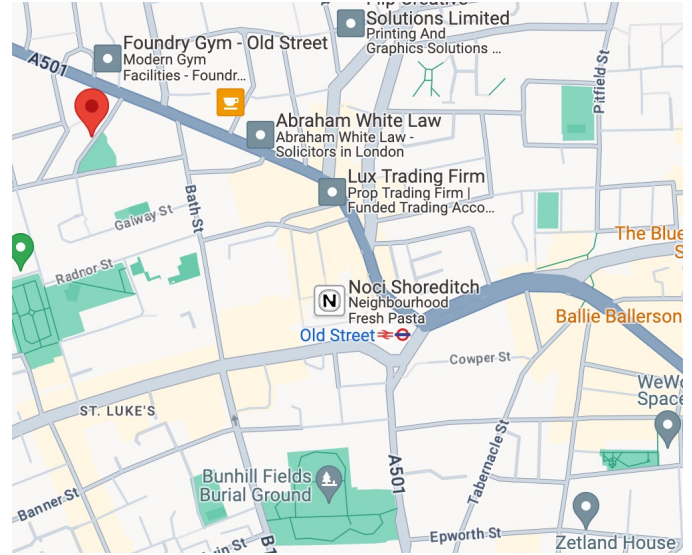
LOCATION:



The office is located just north of Old Street Station, surrounded by a number of cafes, restaurants, delis and shops.

Whitecross Food Market is a short walk from the office which provides 25+ food stalls, perfect for lunchtime!

Old Street Station is served by the Northern Line and Northern City Line.



DESCRIPTION:



The self-contained building offers a high specification, fully fitted office over ground, 1st and 2nd floor. Fitted in a creative style, the high ceilings and exposed services and columns make for an appealing working environment. The building is available to let on a floor-by-floor basis or together.

The ground floor consists of a large kitchen and breakout area, with a mezzanine level for touchdown working and the 1st and 2nd floors provide open plan desking areas, boardrooms, meeting rooms and zoom rooms.

TERMS:



Available by way of an assignment or flexible sublease until July 2031, with a tenant only break option in July 2026.

A new lease is also available direct with the landlord.

ENVIRONMENTAL CREDENTIALS:



EPC: B
BREEAM: Excellent

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Passing Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
Ground	5,834	56.94	TBC	£19.00	£443,034	£36,919
1 st	5,091	£56.94	TBC	£19.00	£356,065	£29,672
2nd	5,145	56.94	TBC	£19.00	£390,711	£32,559

VIEWINGS:

Strictly through appointment by sole agent:

George Marment

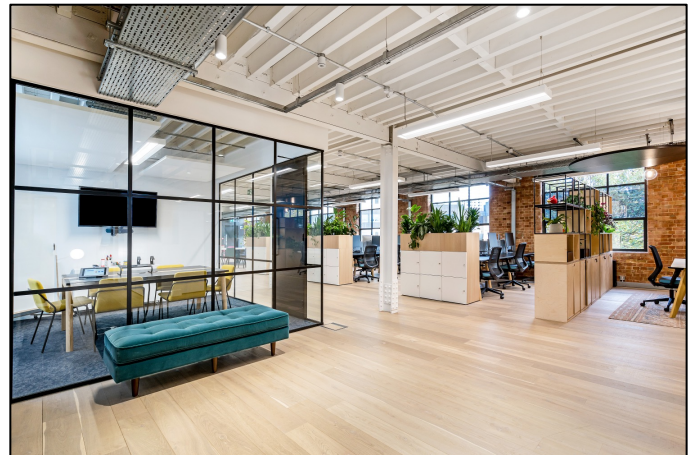
Email: gpm@makingmoves.london

Tel: 07551 158799 or 020 3595 3121

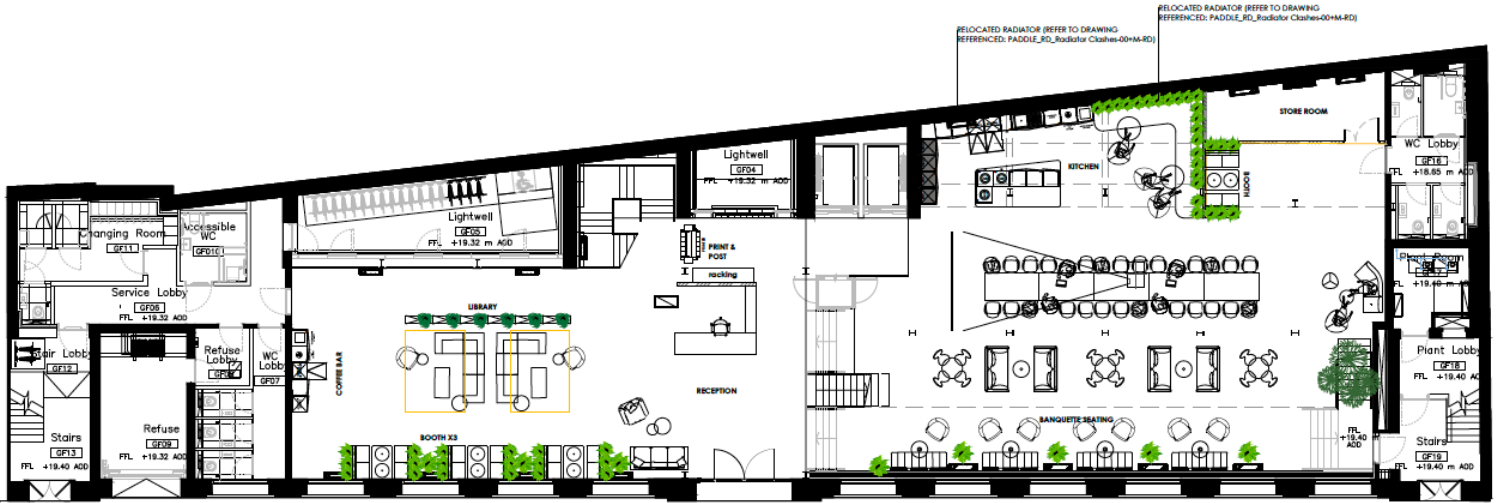
Rachel Stead

Email: Rachel.stead@makingmoves.london

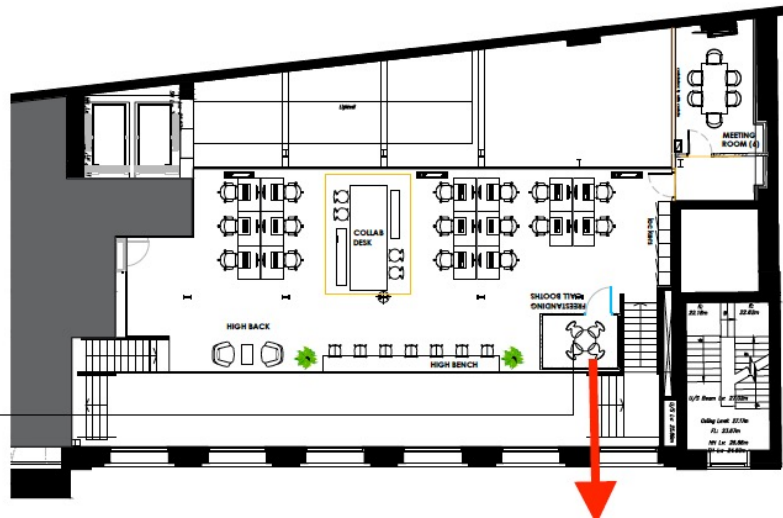
Tel: 07471 998 225 or 020 3595 3121





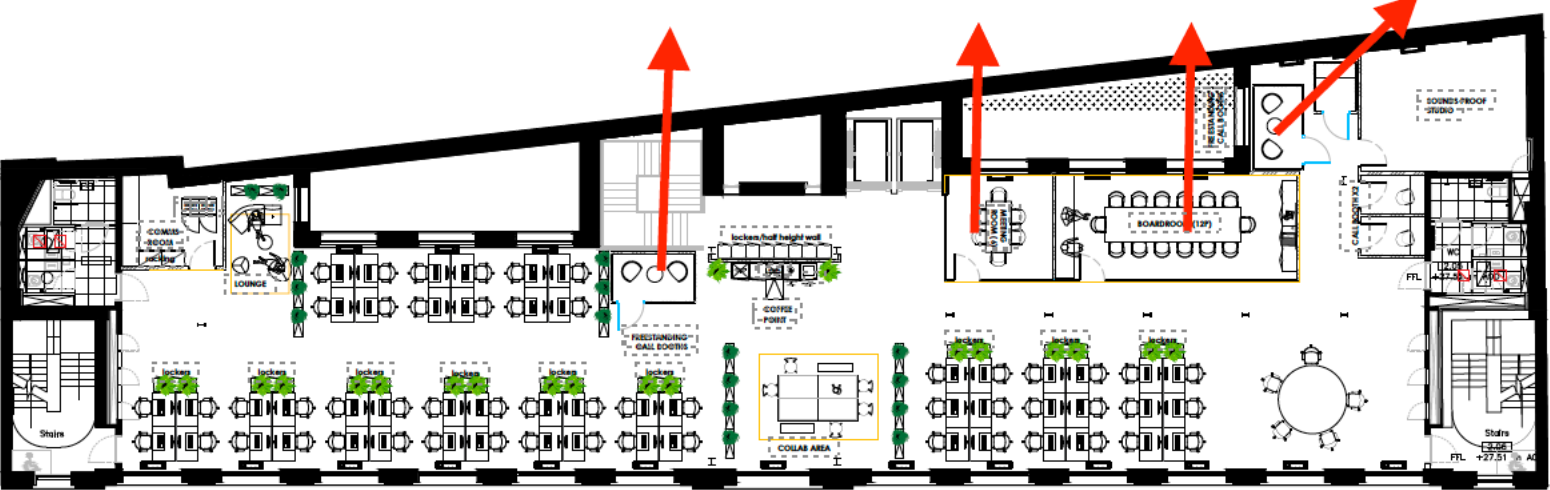


GROUND FLOOR

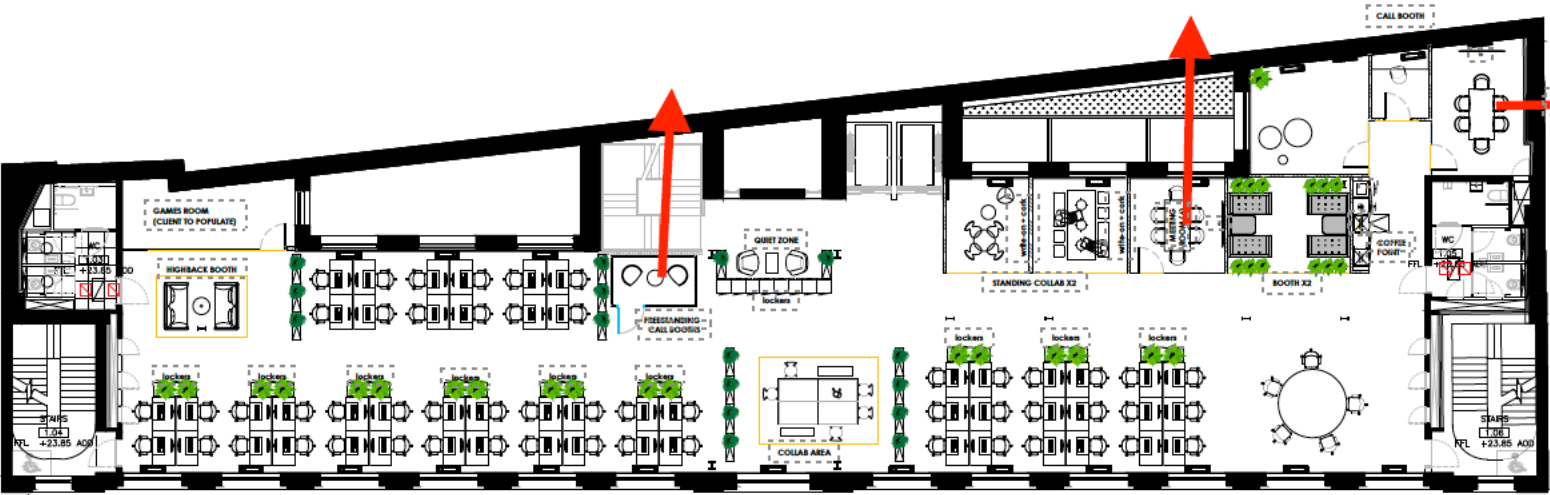


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SECOND FLOOR



FIRST FLOOR

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