



MAKING MOVES



EXIT



**5<sup>TH</sup> FLOOR,  
BROADGATE QUARTER,  
9 APPOLD STREET,  
LONDON,  
EC2A 2AP**

**21,320 SQ FT**

**HIGHLIGHTS:**

- Plug & Play with Sit/Standing Desks
- High Specification Fit Out In Situ
- Large Kitchen and Breakout Space
- All Hands Area
- Impressive Private Terrace
- Range of Boardrooms, Meeting Rooms, Zoom Rooms & Phone Booths
- Exposed Services
- Manned Reception Entrance
- Bike Storage & Showers
- BREEAM 'Very Good' & Cycling Score 'Platinum'

**WE ARE OFFICES**

Contact us **TEL** 020 3595 3121 **E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://www.makingmoves.london)





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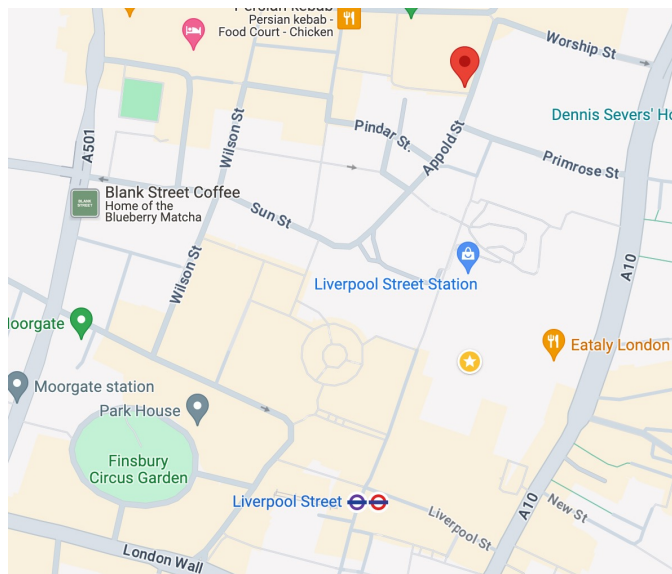
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## LOCATION:



The office is perfectly located at the northern entrance to Liverpool Street Station, providing a range of access across the London tube network, including the Elizabeth line as well as access to the national rail network. Old Street, Moorgate and Shoreditch High Street Station are all within 5 minutes walk of the office.

Clifton Food Market, Eataly and Spitalfields are all a short walk from the office, perfect for lunchtime spots!



## DESCRIPTION:



The office provides a high specification, fully fitted space with a reception entrance, large kitchen and breakout area that is also suitable for an all-hands area, boardrooms, meeting rooms, zoom rooms and phone booths.

All the desks on the floor are sit/standing and the office has an impressive private terrace that is c.3,000 sq ft.

The building has a double height manned reception entrance, extensive bike storage and shower facilities.

## TERMS:



Available by way of an assignment or sublease until April 2030.

A new, longer lease is also available direct with the landlord.

## CREDENTIALS



EPC: C  
BREEAM 'Very Good'  
Cycling Score 'Platinum'  
Wired Score 'Gold'

## FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
5 <sup>th</sup>	21,320	£77.50	£13.31	£22.69	£2,419,820	£201,652

## VIEWINGS:

Strictly through appointment by sole agent:

George Marment

**Email:** gpm@makingmoves.london

**Tel:** 07551 158799 or 020 3595 3121

Antony Murphy

**Email:** am@makingmoves.london

**Tel:** 07734 858066 or 020 3595 3121









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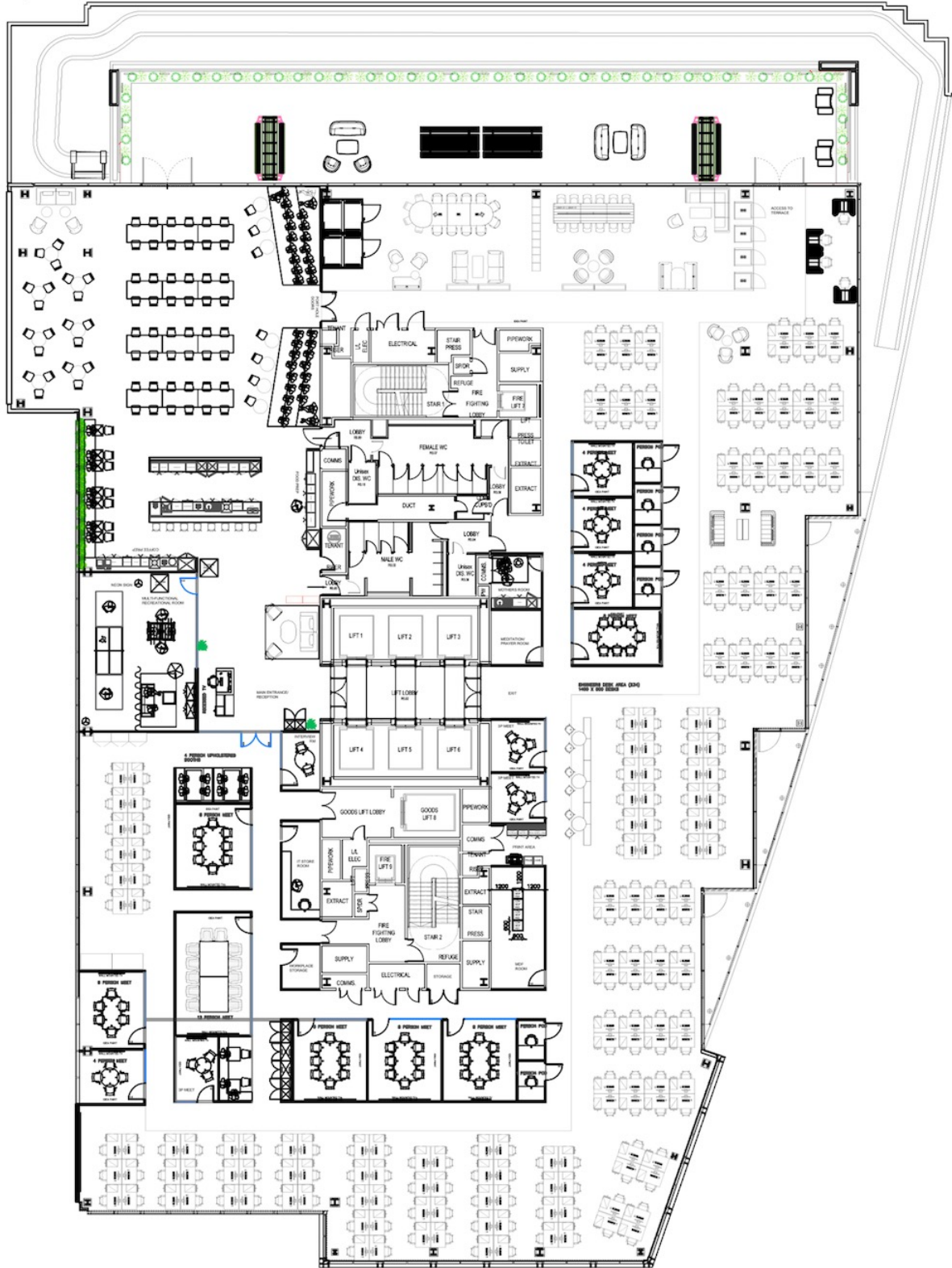


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