



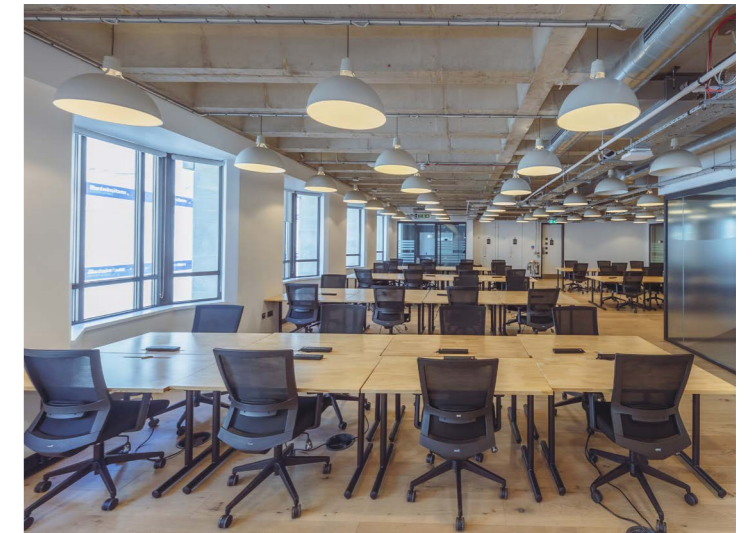
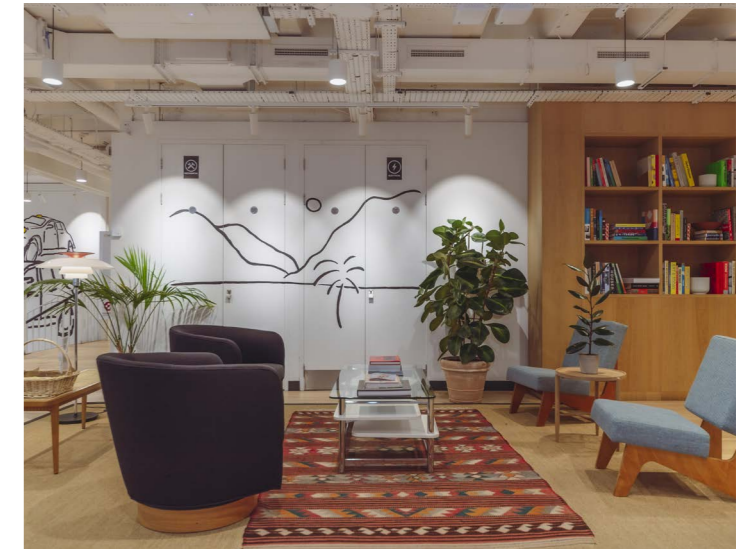
12 MOORGATE / FITTED / 2,949 - 32,435 SQ FT

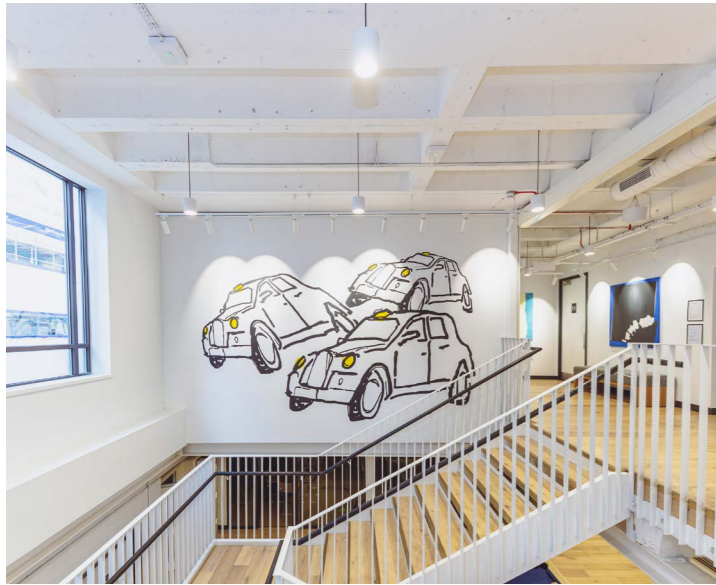


12 MOORGATE OFFERS THE PERFECT BLEND OF HISTORIC CHARM AND CONTEMPORARY FITTED WORKSPACES IN THE HEART OF THE CITY.

With its contemporary fully-furnished office spaces, abundant natural light, and prime location, 12 Moorgate offers a prestigious address for businesses aiming to establish their presence in the City.

Each of the floors are fully fitted in an open plan arrangement, offering a hassle-free solution for businesses seeking a ready-to-use workspace that promotes productivity collaboration and innovation.







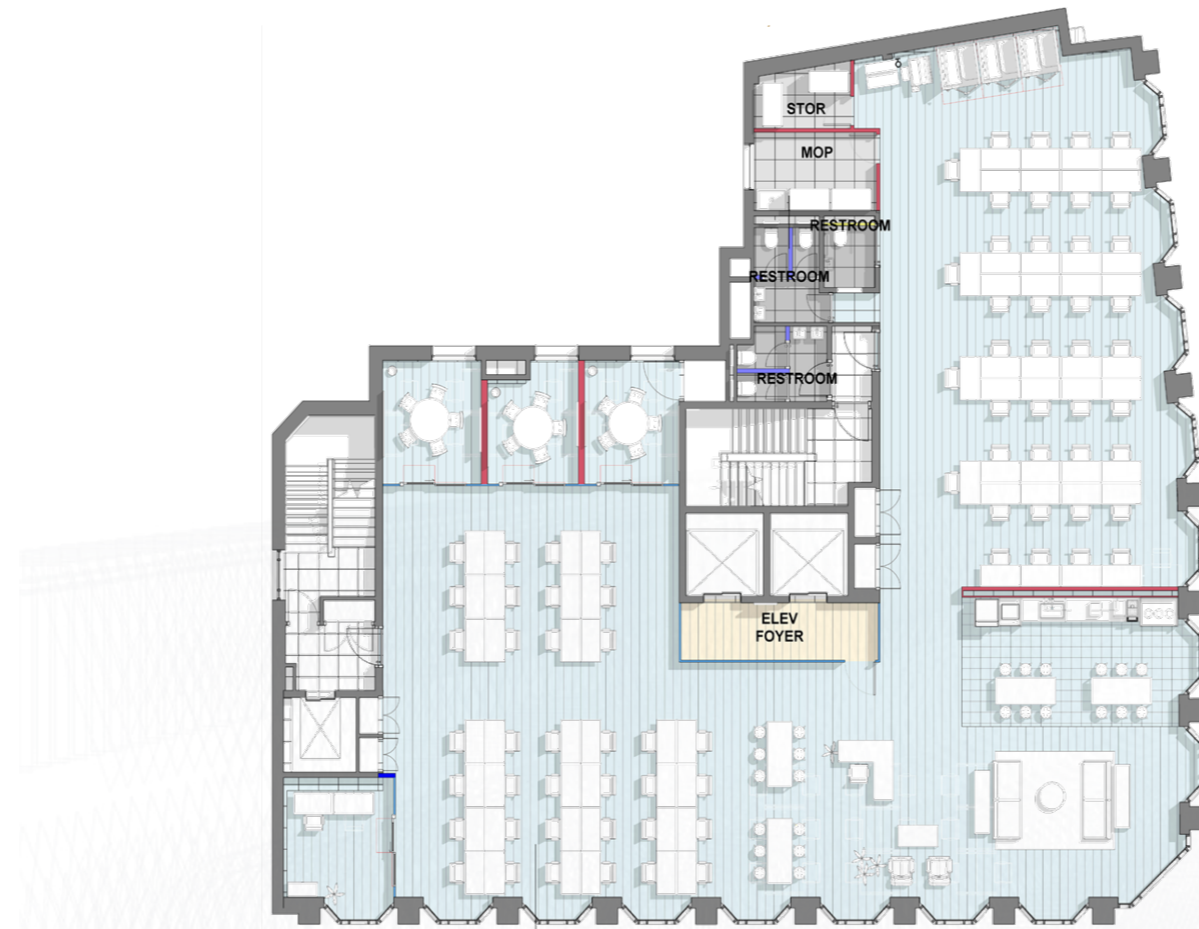
A Schedule of Areas

Floor	Size - SQ FT	Rent / SQ FT	Business Rates / SQ FT	Service Charge/ SQ FT	Staus
6th	3,573	£68.00	£25.00	£16.00	Available
5th	4,070				Available
4th	4,585				Available
3rd	4,555				Available
2nd	4,605				Available
1st	4,268				Available
Ground	2,949				Available
Lower Ground	3,939				Available

TYPICAL FLOOR

C.4,500 SQ FT

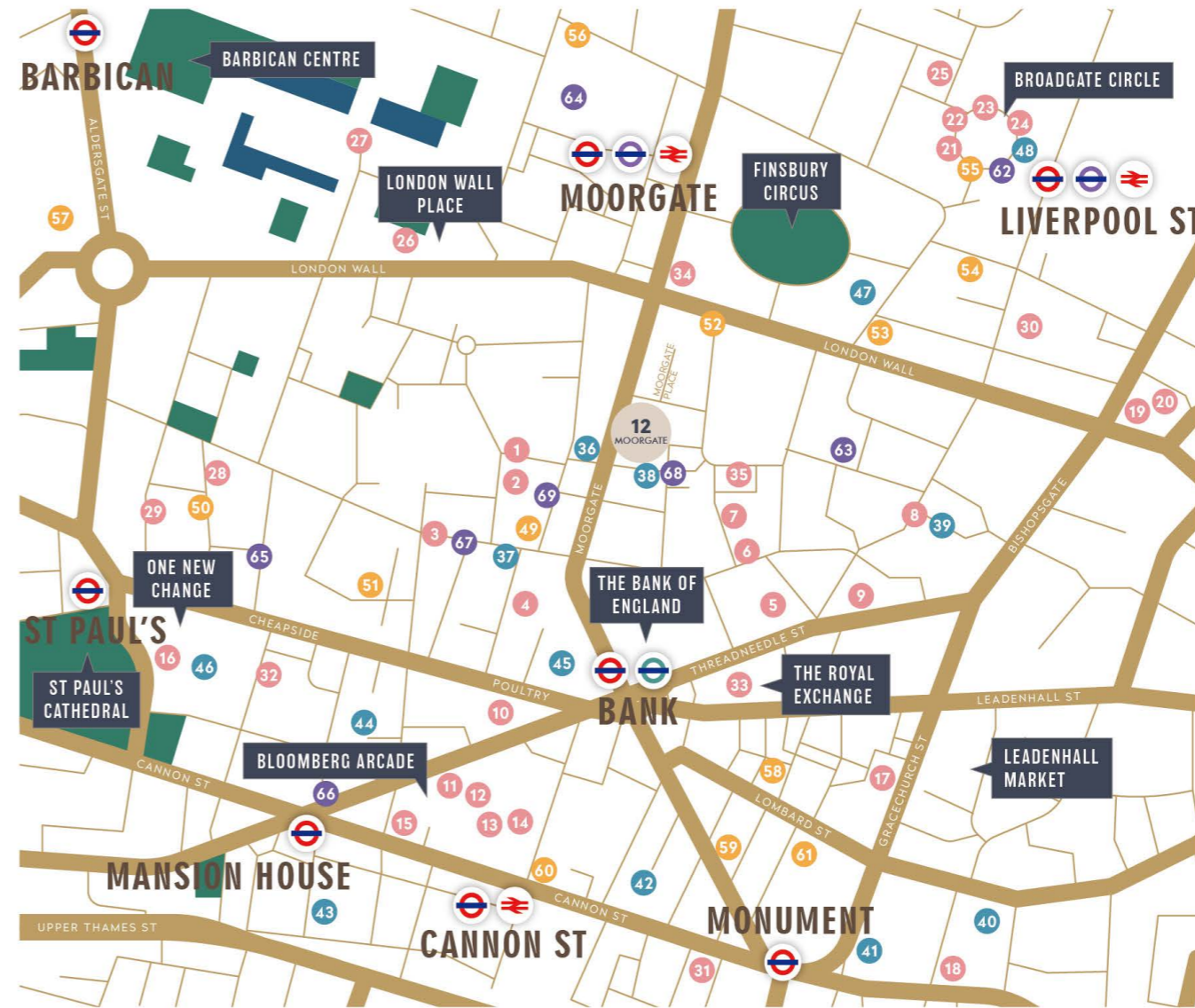
- 78 desk spaces
- 3 x Meeting Rooms
- Large Kitchnette
- Abundant Breakout Space



Location

FROM ITS CONVENIENT TRANSPORTATION LINKS TO ITS PROXIMITY TO TOP-TIER DINING AND ENTERTAINMENT OPTIONS, MOORGATE EPITOMIZES THE PERFECT FUSION OF WORK AND PLAY.

Moorgate boasts a prime location that attracts businesses and professionals alike from around the globe. Surrounded by iconic landmarks, world-class amenities, and a vibrant cultural scene, this dynamic area offers unparalleled access to everything the city has to offer.



RESTAURANTS

- | | |
|---------------------|---------------------------------|
| 1 Hawksmoor | 19 Duck & Waffle |
| 2 Enoteca Da Luca | 20 Sushisamba |
| 3 Cabotte | 21 Franca Manca |
| 4 Goodman | 22 Comptois Libanais |
| 5 M Threadneedle St | 23 Yauatcha |
| 6 COYA | 24 The Botanist |
| 7 Temper | 25 Gaucho |
| 8 Pizza Pilgrims | 26 Barbie Green |
| 9 Burger & Lobster | 27 Wood Street Bar & Restaurant |
| 10 Coq d'Argent | 28 Manicomio |
| 11 Etke | 29 Rucolletta |
| 12 Brigadiers | 30 The Ivy |
| 13 Koya | 31 Scarpetta |
| 14 Vinoteca | 32 Burger & Lobster |
| 15 Homeslice | 33 Fortnum & Mason |
| 16 The Ivy Asia | 34 Banh Mi Keu Deli |
| 17 Gaucho | 35 Natural Kitchen |
| 18 Blacklock | |

BARS

- 36 The Gable
- 37 The Anthologist
- 38 The Telegraph
- 39 City Social
- 40 Sky Garden
- 41 Vagabond
- 42 The Vintry
- 43 Mercer Roof Terrace
- 44 Merchant House
- 45 The Ned
- 46 Madison
- 47 Bierschenke
- 48 Mrs Fogg's

GYMS

- 49 DigMe Fitness
- 50 Barry's Gym
- 51 City Athletic
- 52 PureGym London Wall
- 53 KOBOX
- 54 Fitness First
- 55 1Rebel
- 56 Nuffield Health
- 57 Virgin Active
- 58 Gymbox
- 59 PureGym Bank
- 60 Virgin Active
- 61 The Foundry

CAFÉS

- 62 Grind
- 63 SOHO Coffee Co.
- 64 Notes Coffee
- 65 Black Sheep Coffee
- 66 Rosslyn Coffee
- 67 Black Sheep Coffee
- 68 Ravello Coffee Co
- 69 SOHO Coffee Co.



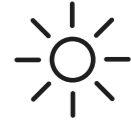
**EXCEPTIONAL
TRANSPORT LINKS**

The building is moments away from Moorgate, Liverpool Street, Bank & Old Street stations.



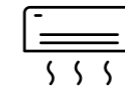
**PLUG & PLAY
OPTIONS**

Newly refurbished, fully fitted workspaces available.



**ABUNDANCE OF
NATURAL LIGHT**

The floors are light filled with windows on all elevations.



**AIR
CONDITIONING**

The building benefits from ventilation and air conditioning throughout.



**PRE-INSTALLED
FIBRE**

The building has pre-installed fibre connectivity.



**END-OF-JOURNEY
FACILITIES**

The building benefits from bicycle parking and shower facilities in the basement.



**LEASE
TERMS**

Flexible lease terms are available.

Touch *Get in*

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