

TO LET - OFFICE

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# 17 MOORGATE

EC2R 6AR



## Key Highlights

- 1,499 to 6,104 sq ft
- LED lighting
- New Locker, Bicycle & shower facilities
- Raised floors
- New CAT A on the top floor
- Manned reception
- VRV air conditioning
- Metal tiled suspended ceilings

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## Location

17 Moorgate is situated in a prime City location on the west side of Moorgate, within 100 metres of the Bank of England.

Bank, Moorgate, St Pauls and Cannon Street stations are all within close walking distance. There are extensive shopping and restaurant facilities on Cheapside, One New Change and Moorgate. Moorgate station will benefit from the opening of the Elizabeth line.

## Description

The 6th floor has been fully refurbished to provide an efficient floor plate with excellent natural light.

The 5th floor is available in an existing tenant fit out or in a fully refurbished CAT A specification.

The 5th and 6th floors are to be let to a single occupier and benefit from a spiral staircase interconnecting the two floors.

The 1st floor is available in a part fitted condition.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
6th	1,499	139.26	To Let	Available
5th	1,940	180.23	To Let	Available
1st	2,665	247.59	To Let	Available
<b>Total</b>	<b>6,104</b>	<b>567.08</b>		

## Specification

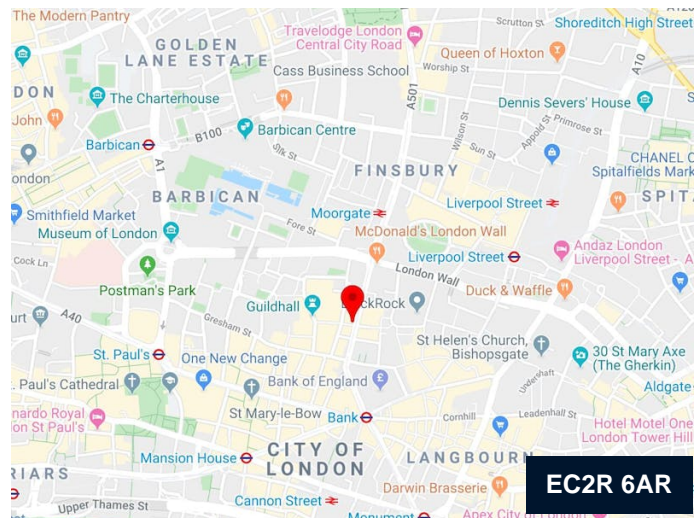
- VRV air conditioning
- Raised floors
- LED lighting
- Metal tiled suspended ceilings
- 8 person passenger lift
- Locker & shower facilities
- Manned reception

## Terms

A new lease for a term by arrangement directly with the Landlord.

## Viewings

Strictly by appointment.



## Contact

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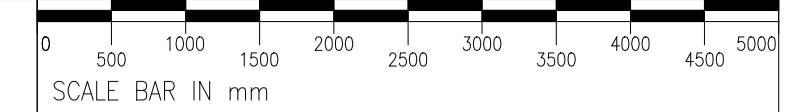
0781 6184 076

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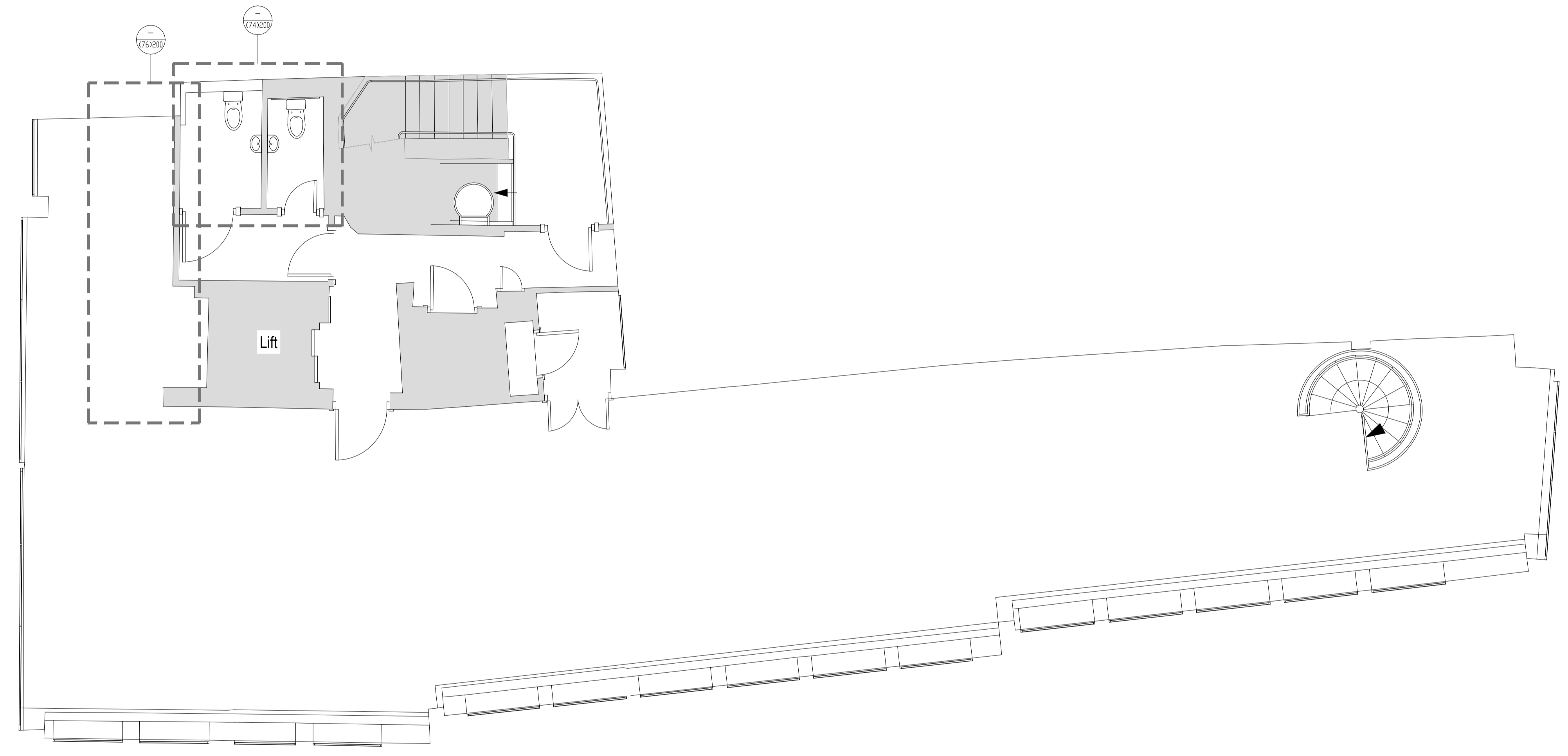
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GENERAL ARRANGEMENT KEY

BASE BUILD DEMISE/AREAS OUT OF SCOPE



NOTE:  
- ALL RETAINED FINISHES ARE TO BE PROTECTED DURING STRIP OUT.

REV	DATE	PURPOSE OF ISSUE	BY
C2	19.10.02	UPDATED TO SHOW TEA-POINT OMITTED	MT
C1	19.09.30	ISSUED FOR CONSTRUCTION	MT
P1	19.07.26	FIRST ISSUE	MT

CLIENT | OVAL EUROPE  
 PROJECT | 17 MOORGATE  
 LONDON, EC2R 6AR  
 DRAWING | GENERAL ARRANGEMENT PLAN  
 SIXTH FLOOR  
 SCALE | A1 @ 1:50  
 CAD FILE | 465(10)106\_C2.dwg  
 DRAWN | MT  
 CHECKED | MRV  
 DRAWING NO. | 465(10)106  
 STATUS |  PRELIMINARY  
 TENDER  
 CONSTRUCTION  
 AS BUILT  
 REV. C2