

CROSSLAND
OTTER HUNT

60 Moorgate,
London,
EC2R 6EJ

Impressive redeveloped building in the heart of the City

CAT A 7th floor 1300 sq ft

1,300 sq ft (120.77 sq m)

020 7408 1114
www.coh.eu

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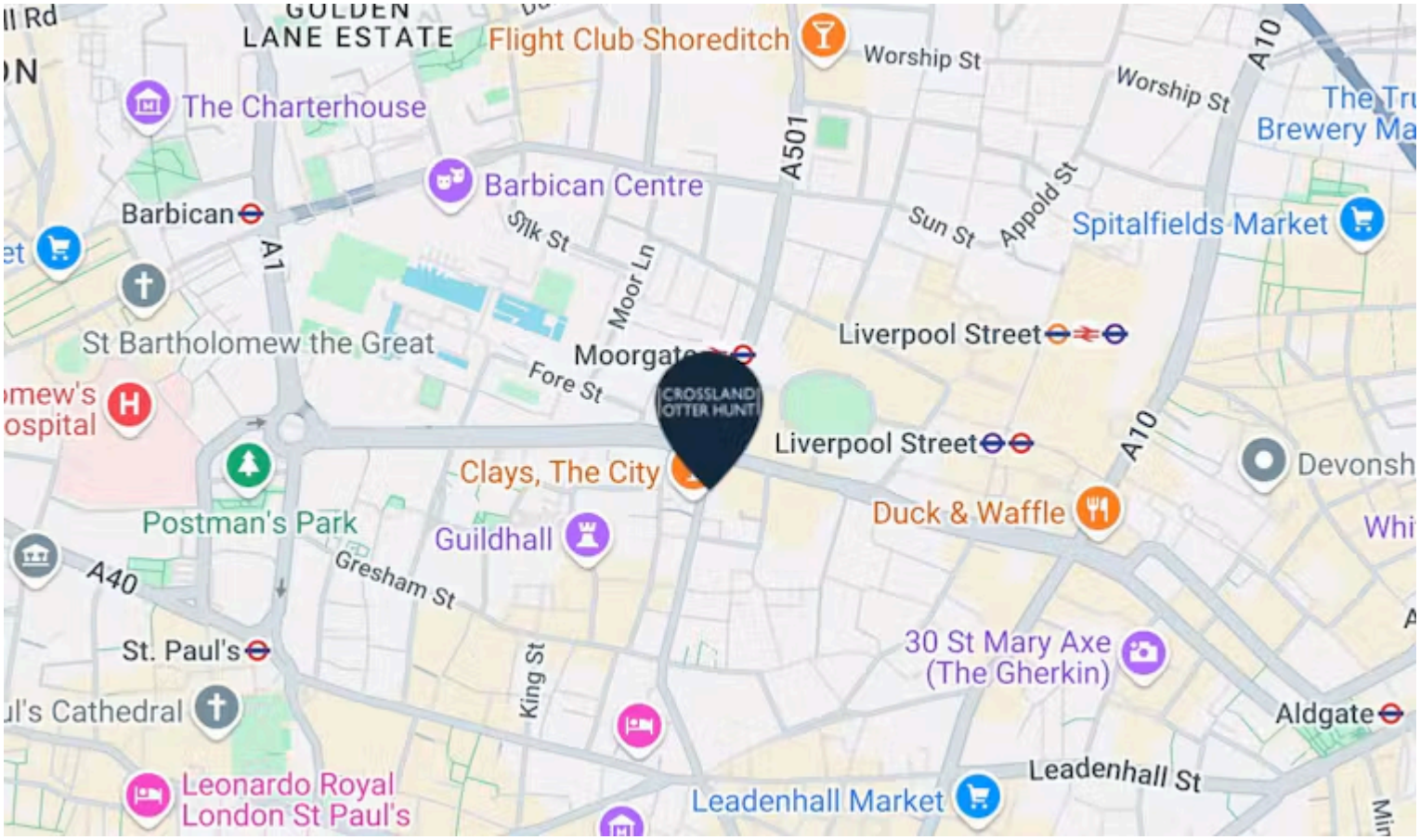
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Nearest Stations

- Moorgate (0.1 Miles)
- Bank (0.2 Miles)
- Liverpool Street (0.3 Miles)

Situated in a prominent position on the junction of London Wall and Moorgate, 60 Moorgate provides a prestigious business address and close access to the capital's transport network with the new Moorgate entrance of the Elizabeth line just 150 yards away.









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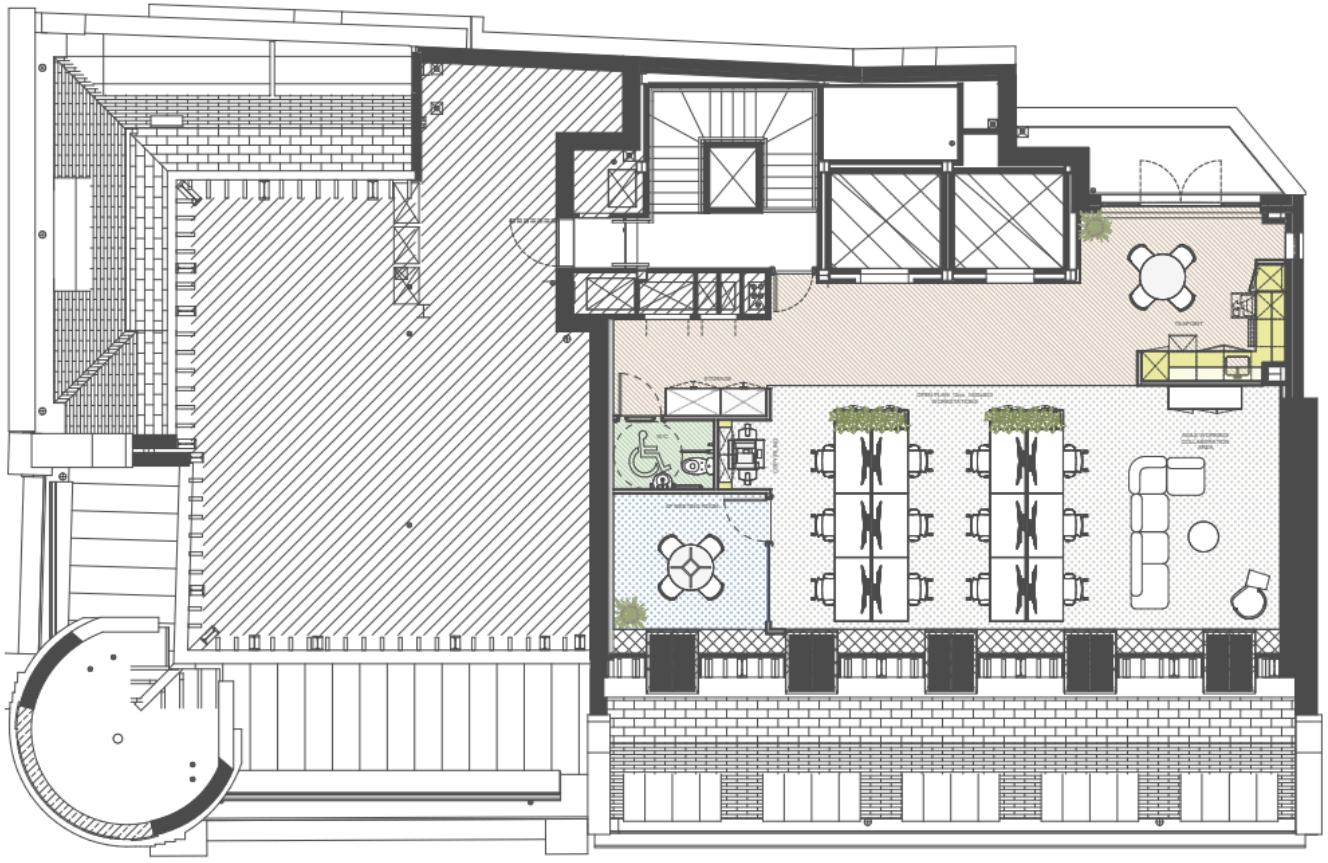
- VRF air conditioning
- Cycle storage
- Balcony on 7th floor
- Typical floor to ceiling heights of 2.75m
- Column-free floor plates
- 2 x 13 person passenger lifts
- BREEAM – Excellent
- Full access raised floors
- Showers, lockers & changing facilities

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7th Floor Potential Plan

GENERAL ARRANGEMENT

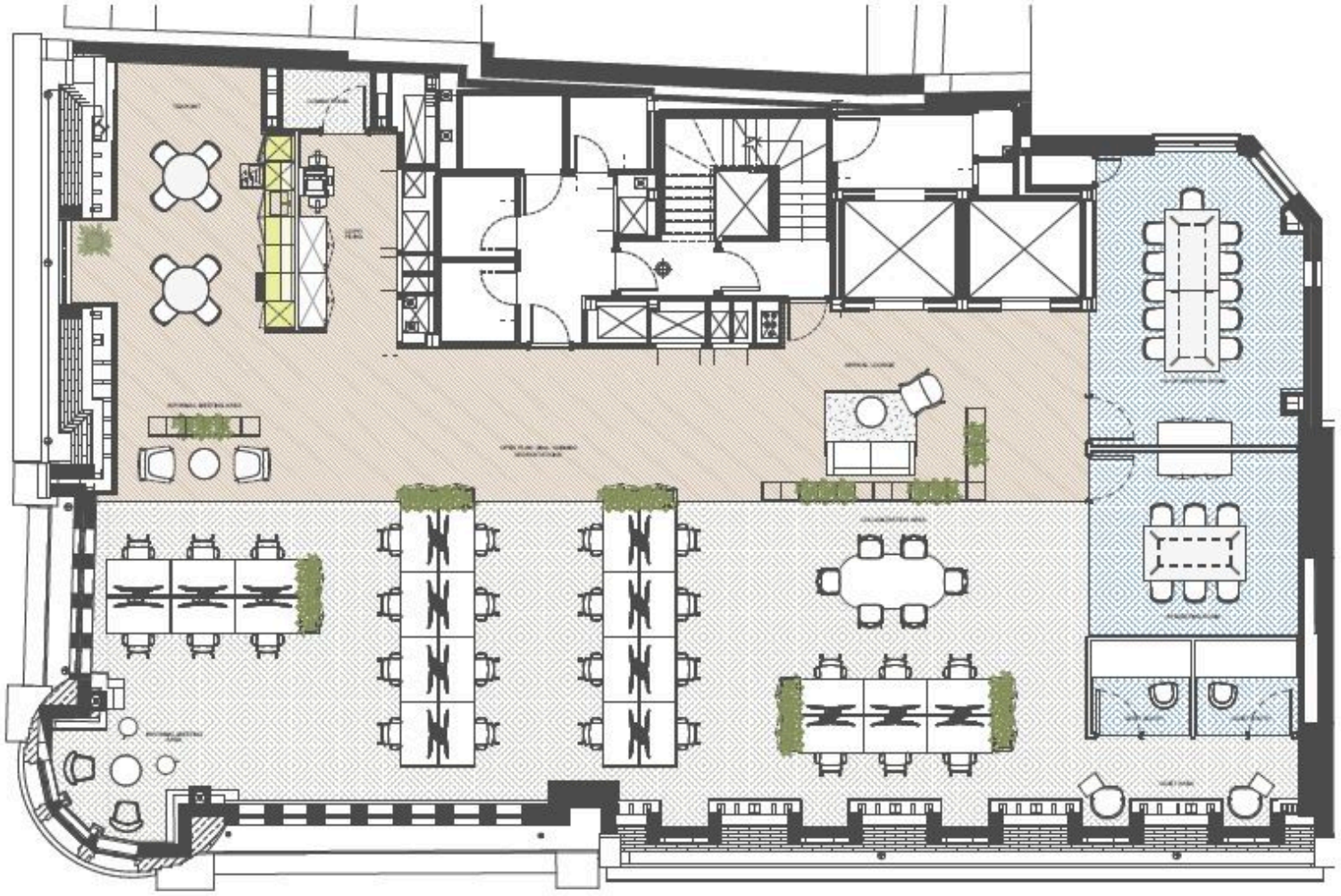
LEVEL 07



ACCOMMODATIONSCHEDULE

Workstations	x12
Collaboration Area	x1
4P Meeting Room	x1
Quiet Area	x1
Teapoint	x1
Copy/Filing	x1
W/C	x1

1st Floor Potential Plan



ACCOMMODATION SCHEDULE

Arrival Lounge	x1
10-12P Boardroom	x1
6P Meeting Room	x1
Workstations	x28
Collaboration Area	x1
Quiet Booth	x2
Quiet Area	x1
Informal Meeting Area	x2
Teapoint	x1
Copy/Filing	x1
Comms Room	x1

Accommodation

NAME	SQ FT	SQ M	RENT	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL /SQ FT	TOTAL YEAR	AVAILABILITY
7th	1,300	120.77	£75 /sq ft	£32.07	£12.46	£119.53	£155,389	Available
1st	3,851	357.77	£77.50 /sq ft	£32.05	£12.46	£122.01	£469,860.51	Let
Total	5,151	478.54		£32.06	£12.46	£120.77	£625,249.51	

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CONTACT US



Richard Lockhart
020 7399 2735 | 07780661096
richard@coh.eu



Charlotte Steele
020 7408 1114 | 07503625481
charlotte@coh.eu



Mathis Piquiot
07856686966
mathis@coh.eu

JOINT AGENTS

Alice Logan (née Keogh) (Deleted) (Allsop)
07720 070 417

Patrick Sayer (Allsop)
07741 199039

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Description

60 Moorgate is an impressive City building which has recently undergone a comprehensive refurbishment behind a retained façade. The building provides circa 28,000 sq ft of new office and retail space. This office floors provide 1,300 sq ft of Grade A workspace. 60 Moorgate has a roof terrace on the top floor and bike storage and showers in the basement.

Location

Situated in a prominent position on the junction of London Wall and Moorgate, 60 Moorgate provides a prestigious business address and close access to the capital's transport network with the new Moorgate entrance of the Elizabeth line just 150 yards away.

Terms

A new lease is available direct from the landlord.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office
3-5 Barrett Street
London
W1U 1AY