

**ECONOMINAL OFFICES  
TO LET  
RECENTLY REFURBISHED AND FITTED TO CAT "A/B"  
48 – 54 MOORGATE, LONDON, EC2R 6EJ**

**1,265 SQ.FT. – 7,575 SQ.FT.**

**RENTS FROM £47.50 P.S.F PAX - FITTED SPACE £59.50 P.S.F PAX**



(5<sup>th</sup> Floor – Fitted)



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- \* **Category “A/B” Refurbishment**
- \* **5<sup>th</sup> Floor Fitted/Plug & Play**
- \* **Plug & Play Option Available on Other Floors**
- \* **Bright Flexible Floor Plates**
- \* **6<sup>th</sup> Floor Has an Outside Terrace**
- \* **Commissionaire (Limited Hours)**
- \* **Air Conditioning**
- \* **Raised Floors (5<sup>th</sup>)**
- \* **Metal Tiled Suspended Ceiling**
- \* **Flexible Lease Term Direct from the Landlord**
- \* **Economical Rental**
- \* **No VAT on Rent**

### Terms

<b>Floors</b>	6 <sup>th</sup>	1,265 sq.ft.	117.52 m <sup>2</sup>
	5 <sup>th</sup>	1,885 sq.ft.	175.12 m <sup>2</sup>
	4 <sup>th</sup>	2,185 sq.ft.	202.99 m <sup>2</sup>
	2 <sup>nd</sup>	<u>2,240 sq.ft.</u>	<u>208.10 m<sup>2</sup></u>
		7,575 sq.ft.	703.73 m <sup>2</sup>

**Lease** New flexible lease terms direct from the landlord.

**Rent** £47.50 - £59.50 p.s.f. p.a.x.

**Rates** £17.75 p.s.f. approx.

**Service Charge** £16.00 p.s.f. approx.

**Legal Costs** Each party to bear their own legal costs.

**Viewing** Strictly by prior appointment with **IAN FRANKLIN – 0777 5516 540**