

85 LONDON WALL, LONDON EC2

3,240 SQ FT



## DESCRIPTION

85 London Wall occupies a prominent corner position on London Wall and Blomfield Street in the heart of the City.

The reception area has undergone a comprehensive refurbishment with a feature timber construction and recessed lighting.

The Part 2nd floor provides an open plan office with a meeting room.

## LOCATION

Ideally located in the heart of the City, 85 London Wall is a short walk to Liverpool Street and Moorgate stations providing excellent travel connections with the further benefit of the forthcoming Elizabeth line. Bank is also within easy walking distance.

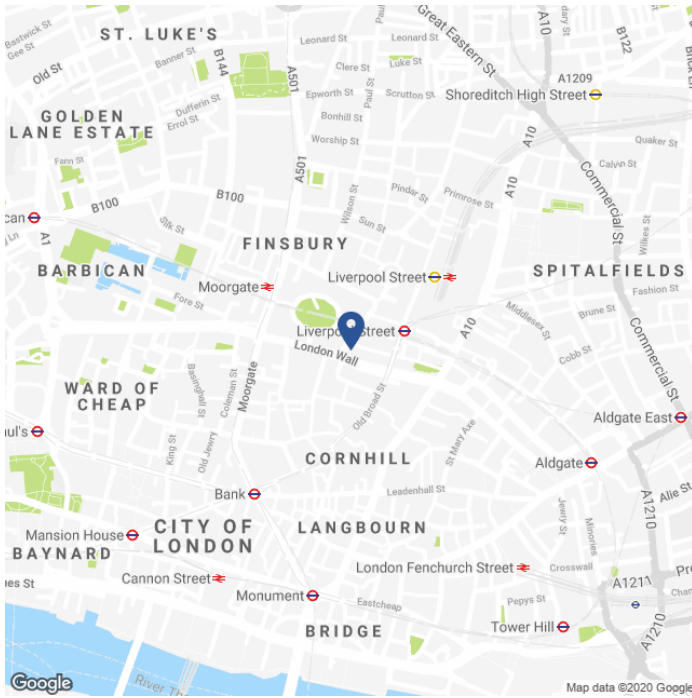
## SPECIFICATION

- Fitted out, open plan offices.
- Furniture available by arrangement.
- Metal tiled suspended ceilings.
- Fully accessible 150mm raised floors.
- VAV air conditioning.
- LG7 compliant lighting.
- 2.6m floor to ceiling height.
- Two 15 person passenger lifts.
- Commissionaire.
- 24/7 access.

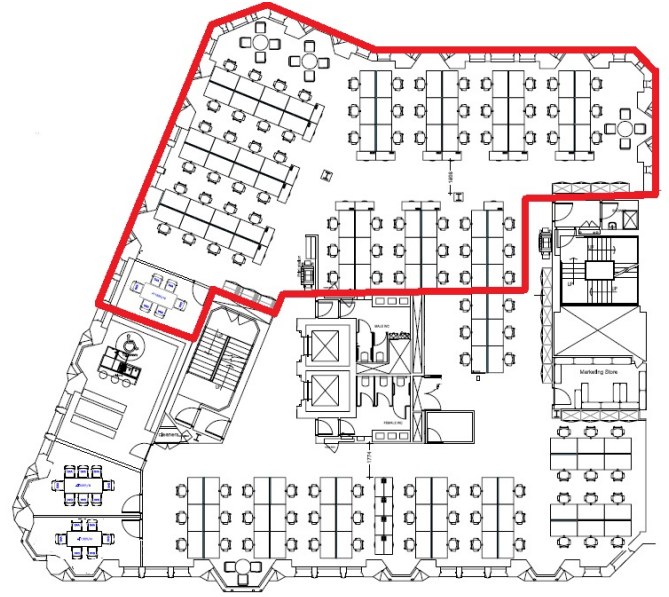
## AVAILABLE ACCOMMODATION

| FLOOR       | SQ FT | SQ M |
|-------------|-------|------|
| PART SECOND | 3,240 | 301  |
| TOTAL       | 3,240 | 301  |

## MAP



## FLOOR PLAN



PLAN: 2nd Floor showing open plan and Staff breakout



## TENURE

Lease: Sub-lease until October 2021.  
 Guide Rent: £39.50 per sq ft.  
 Rates Estimate: £23.75 per sq ft.  
 Service Charge: £12.60 per sq ft.  
 VAT: Elected.

## CONTACT

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