

3 MOORGATE PLACE  
LONDON EC2R 6EA

2,928 - 2,928 SQ FT



## DESCRIPTION

3 Moorgate has undergone a comprehensive refurbishment designed by leading architects TP Bennett. The building provides high-quality modern office accommodation set behind a Portland Stone period façade.

The refurbishment comprises a newly remodelled reception with access to on-site concierge, 2x new passenger lifts, new common parts and high-quality end of trip facilities.

The 1st and 3rd floors provide newly refurbished CAT A office accommodation benefitting from new LED lighting, exposed services and excellent natural light throughout.

## LOCATION

Located off Great Swan Alley, between Cophall Avenue and Moorgate at it's junction with London Wall, 3 Moorgate Place is just a stone's throwaway from access to the Elizabeth Line at Moorgate. With easy access by foot to Bank Station, the building is well positioned to provide access across Central London and further afield.

Conveniently nestled in a prime City location, 3 Moorgate Place benefits from a plethora of retail, food and beverage, leisure and cultural amenity on it's doorstep.

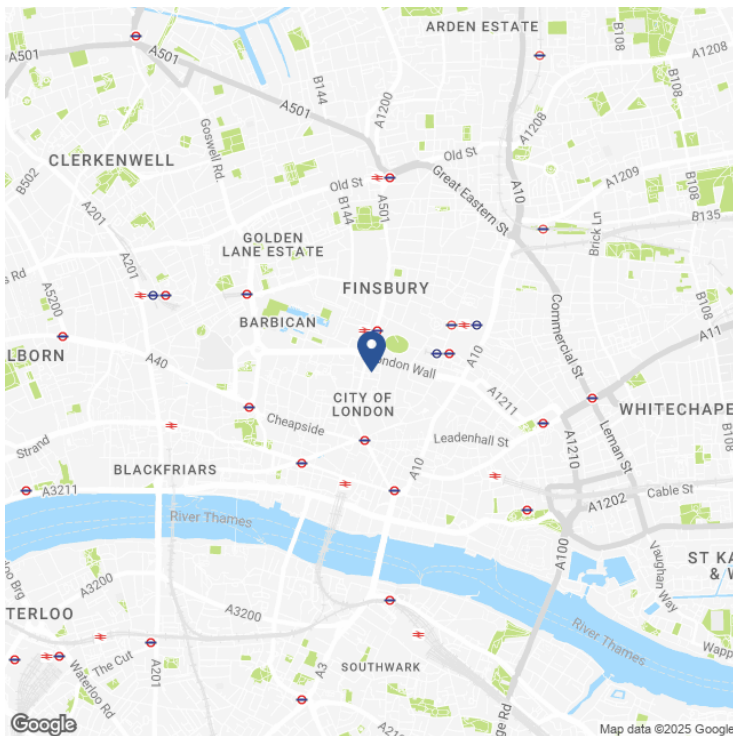


## SPECIFICATION

- Comprehensive refurbishment designed by leading architects TP Bennett
- New exposed VRV air-conditioning
- Suspended LED lighting
- Excellent natural light throughout
- Newly refurbished reception with concierge
- EPC rating - B
- High quality showers
- Bicycle racks
- Non-VAT elected building

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
3RD	2,928	272
<b>TOTAL</b>	<b>2,928</b>	<b>272</b>



## TENURE

**Guide Rent:** £49.50 per sq ft  
**Rates Estimate:** £25 per sq ft  
**Service Charge:** £15.84 per sq ft

## CONTACT

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## FURTHER INFORMATION

