



London EC2 48-54 MOORGATE

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Location

The property occupies a prominent trading position on Moorgate just south of its junction with London Wall. Located within walking distance of Moorgate Underground Station, which will benefit from the arrival of Crossrail in early 2022.

Nearby occupiers include **O2, Costa, Benugo Café, Holland & Barrett, Pure Gym, Co-op** and **Lloyds Bank** who will be opening in 2022.

Accommodation

A double fronted unit arranged over ground and first floor with the following approximate net internal areas:

Ground Floor	2,551 sq ft	237.0 sq m
First Floor	2,018 sq ft	187.5 sq m
Total	4,569 sq ft	424.5 sq m

NB. It is possible to let the 1st floor separately as a self-contained office.

Tenure

The property is available by way of an assignment of an existing lease expiring on 24th March 2026.

The lease is contracted **inside** the Security of Tenure and Compensation provisions of the Landlord and Tenant Act 1954 as amended.

Passing Rent

Ground Floor – £146,848 pax

1st Floor - £92,557 pax

Whole - 239,405 pax.

Business Rates

Ground Floor Full Rates Payable (21/22) – £50,142 per annum

1st Floor Full Rates Payable (21/22) - £39,730 per annum

Prospective tenants are advised to confirm any potential Covid relief from the full rating liability directly with the Local Authority.

Use

All uses within 'Class E' will be considered, subject to Landlord's consent.

Viewing

All enquiries and viewings are to be made strictly through sole agents Colliers International.

Legal Costs

Each party is to be responsible for their own professional & legal costs incurred in the transaction.

EPC

Available upon request.

Ready to talk?

Please Call/ Email/
WhatsApp

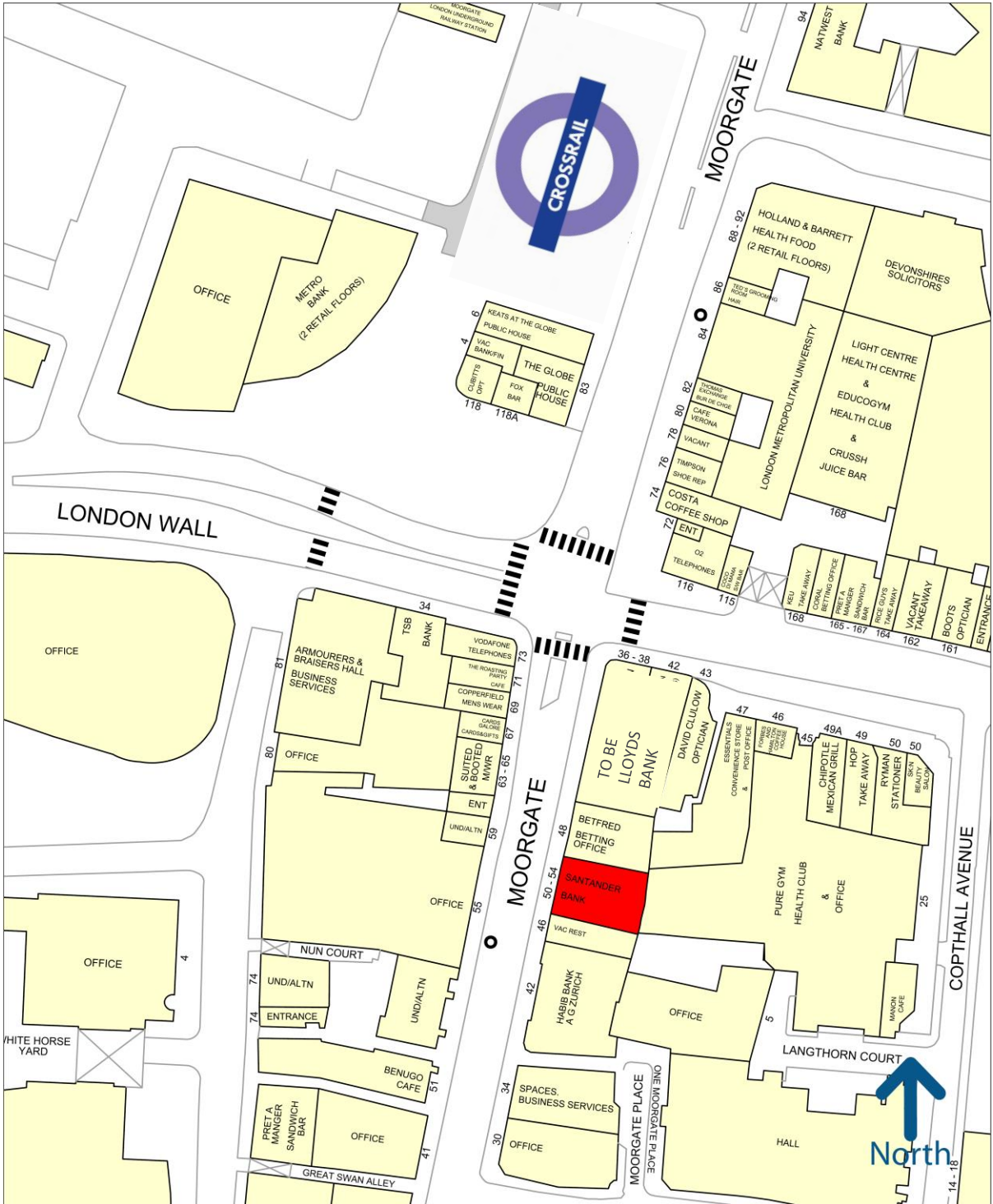
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