



ROOF TERRACE ON 7TH FLOOR

Comprehensively refurbished City core offices.  
Available to let as a whole or on a floor-by-floor basis.

## 3 Moorgate Place

EC2R 6EA

Office

# TO LET

2,809 to 20,180 sq ft

(260.96 to 1,874.78 sq m)

- New comprehensive refurbishment
- Excellent City core location & access to Moorgate Elizabeth Line
- Exposed air conditioning / suspended LED lighting
- 3 Showers / bike storage / lockers
- VAT is not payable
- Fibre optic spine by Telcom offering a no fuss set up installed

## Summary

<b>Available Size</b>	2,809 to 20,180 sq ft
<b>Rent</b>	£52.50 - £62.50 per sq ft
<b>Rates Payable</b>	£25 per sq ft pa payable estimated
<b>Service Charge</b>	£11.04 per sq ft est pa including a building receptionist
<b>EPC Rating</b>	B (42)

## Description

This outstanding HQ office building is newly available following a comprehensive refurbishment designed by leading architects tp bennett. The design delivers modern and well specified offices whilst offering excellent value.

The top floor benefits from a new roof terrace decked out using Eco planks and features bench seating, planters and a living wall.

The top two floors are to be let together, otherwise the building is available in part / as a whole or on a floor-by-floor basis.

## Location

Moorgate Place is conveniently located off Great Swan Alley, between Copthall Avenue and Moorgate at its junction with London Wall and benefits from an enviable proximity to the Elizabeth Line Moorgate station, services commencing Summer 2022. 3 Moorgate Place has a rich history and was once the HQ of Ocean Accident & Guarantee Corp and most recently that of St James's Wealth Management. Tenants at 3 Moorgate Place will be in great company; other local occupiers include: Schrodgers, Deutsche Bank, BlackRock, Amundi, Alliance Bernstein and Mondrian. The immediate vicinity provides a wealth of retail, cafe / restaurant and leisure / cultural offerings.

## Accommodation

The accommodation comprises the following NIA:

Name	Sq ft	Sq m	Rent (sq ft)	Availability
7th - 6th & 7th with private terrace	3,747	348.11	£62.50	Available
5th	2,820	261.99	£59.50	Let
4th	2,934	272.58	£58.50	Available
3rd	2,928	272.02	£58.50	Available
2nd	2,931	272.30	£55	Available
1st	2,809	260.96	£55	Available
Ground	2,011	186.83	£52.50	Under offer
<b>Total</b>	<b>20,180</b>	<b>1,874.79</b>	<b>£57.36</b>	

## Viewings

Viewings by prior arrangement, strictly through the sole letting agent, Ingleby Trice.

Marketing film: <https://vimeo.com/646180222>

Virtual tour: <https://my.matterport.com/show/?m=tSqzBEFu7A1>



## Viewing / further information

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