FOLIA

54 MOORGATE, EC2R 6EJ

FROM - 2,120 TO 6,185 SQ. FT



OVERVIEW

54 Moorgate is a striking city workspace combining a well-connected central location with contemporary, flexible office accommodation. Refurbished to meet the needs of modern businesses, the building offers bright, thoughtfully designed workspaces alongside a range of high-quality facilities and amenities.

YOUR OFFICE, DELIVERED AND MANAGED BY FOLIA.

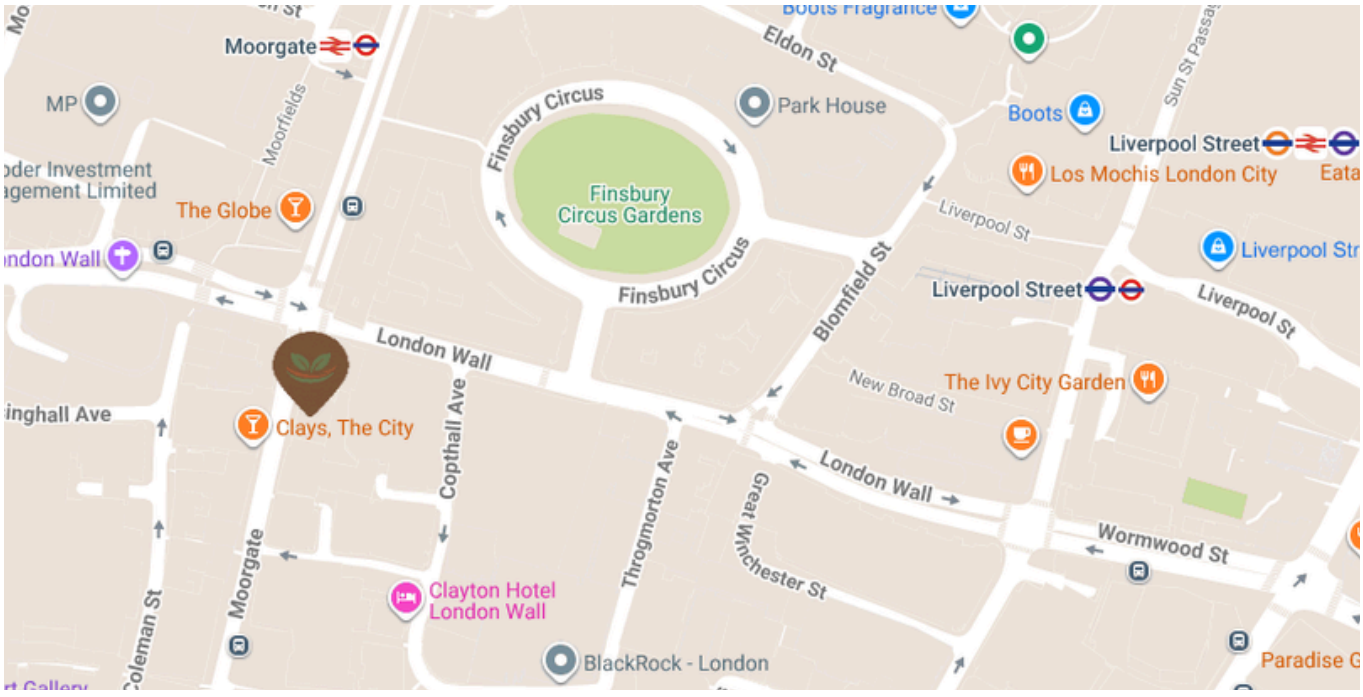
From rent, rates and service charge to fit-out, facilities and day-to-day operations, we manage the workplace as one complete service, giving you one point of accountability, one invoice and one simple solution, with no hidden costs.

SPECIFICATION AND AMENITIES

- Shower
- Bike Storage
- Kitchen Area
- On site Security
- Manned Reception
- Meeting Rooms
- Fully Fitted
- Daily Cleaning
- Passenger Lift
- Natural Light
- Air Conditioning
- On site Lockers
- Breakout Area
- Tenant App
- Plug & Play
- Biophilic Design

LOCATION

Set within the City's vibrant commercial district, 54 Moorgate offers an exceptionally connected London location. With Moorgate Station on the doorstep and Liverpool Street just a short walk away, the building is surrounded by an exciting mix of restaurants, cafés, bars, retail and cultural attractions.



THE ACCOMODATION





INCLUDED

PROPERTY EXPENDITURE
Rent
Service Charge
Business Rates
Building Insurance

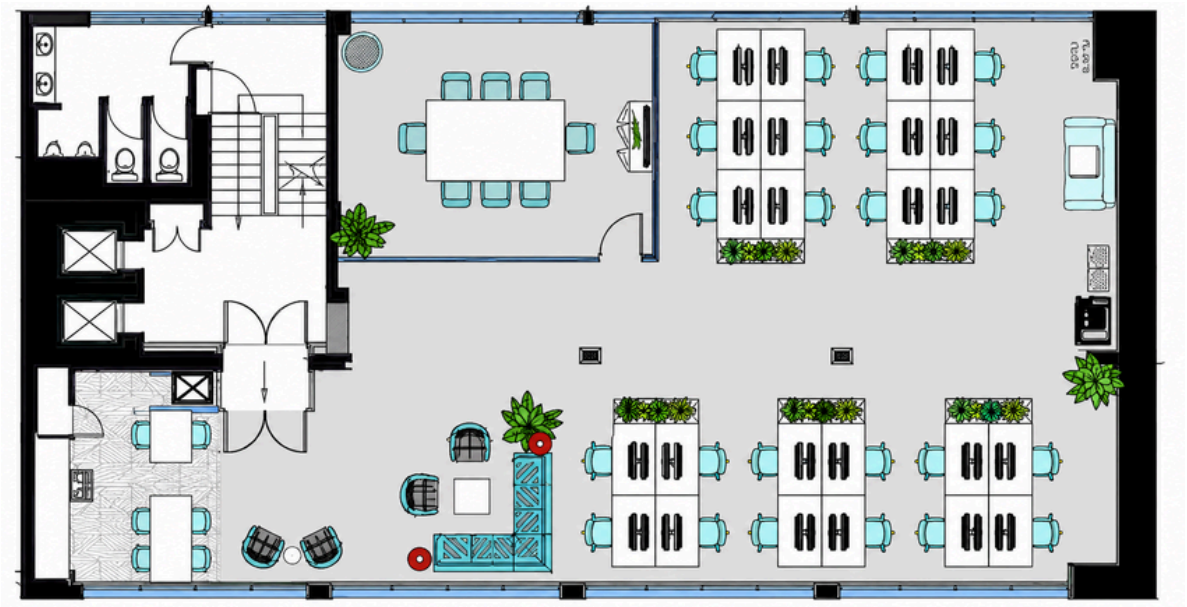
OPERATIONAL EXPENDITURE
Utilities
Cleaning & Waste Disposal
Facilities Management
Maintenance
Health & Safety & Compliance
Security

CAPITAL EXPENDITURE
Building Surveys
Stamp Duty Land Tax
Interior Design
Fit-Out Works
Acquisition Fees

TERMS

4TH FLOOR	2,185 SQ FT	36 MONTHS	BRAND NEW, FULLY FITTED	£170	£30,954 PLUS VAT
2ND FLOOR	2,240 SQ FT	36 MONTHS	BRAND NEW, FULLY FITTED	£170	£31,733 PLUS VAT
1ST FLOOR	2,120 SQ FT	36 MONTHS	BRAND NEW, FULLY FITTED	£170	£30,033 PLUS VAT

Note: 24 month terms available for a slight premium



2nd Floor Layout
2,240 Sq Ft

"Images are digitally enhanced and/or dressed for illustrative purposes and may not represent the exact current condition, specification or appearance of the property. Furniture, finishes and other elements shown may illustrate how an occupier could choose to configure or use the space."

THE SPACE











FOLIA

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"Our Guiding Principle - Truth Over Transactions"