

To Let

60 London Wall, Moorgate, London, EC2M 5TQ

14,854 to 213,407 sq ft

- 328,500 sq ft of Brand New Offices
- Three minutes' walk from Crossrail
- BREEAM Outstanding
- Striking Architecture
- Ten Flexible Floor Plates



Location

60 London Wall is located within the City Core, approximately 300 metres north of the Bank of England and within a 3 minute walk of the new Elizabeth Line stations at Liverpool Street and Moorgate. The building occupies a 1.25 acre corner site at the junction of London Wall and Copthall Avenue.

Specification

- New double height reception fronting London Wall with secondary building entrance on Copthall Avenue
- Occupancy density of 1:8 (floors 3-10) and 1:6 (floors 1-2)
- 3.00m ceiling height on 1st and 2nd floor
- Fresh air provision: 1.5 litres per second per m2 and 1.7 litres per second per m2 on levels 1 & 2
- Low energy fan coil air conditioning
- Energy recovery on ventilation system
- Four scenic and four enclosed passenger lifts
- 38 showers and changing facilities at ground floor level
- 418 cycle spaces, 21 folding bike lockers, 16 electric charging bike/scooter lockers, 7 visitor spaces
- 380 lockers
- WiredScore Platinum rating
- Smart Technology enabled
- BREEAM Outstanding
- 2 Star Fitwel Certification

Accommodation

Floor/Unit	Sq ft	Availability
10th	18,334	Let
9th	19,555	Let
8th	24,874	Let
7th	27,940	Let
6th	32,792	Available
5th	23,906	Let
5th	14,854	Available
4th	40,707	Available
3rd	41,118	Available
2nd	41,167	Available
1st	38,345	Available
Ground	4,424	Available
Total	328,016	

EPC

This property has been graded as B (34).

Business Rates

Rates payable: £28.30 per sq ft

Estimated

Service Charge

£10.62 per sq ft Estimated



Contacts

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