

**fisher
german**

12 Appold Street

London, EC2A 2AW

Leasehold
Offices

3,510 - 10,752 Sq.ft (326.09 - 998.90 Sq.m)





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Description

The third floor has been refurbished to create an open-plan working environment, complete with full fit out. It offers a modern, functional space ideal for collaboration and productivity.

The fourth floor is fully fitted and refurbished, providing a sleek, professional environment designed to meet the needs of contemporary businesses.

The fifth floor can be delivered in either refurbished Cat A condition, or fully fitted for immediate occupation.

Key information



Rent

From £49.50
(per sq ft pa excl)



Business Rates

£24.99 - £25.39
(per sq ft (y/e April 2026))



Service Charge

£19.00
(per sq ft (y/e 04/2025))



EPC Rating

C

Amenities



Manned
Reception



End of
Journey
Facilities



Bike
Racks



Fully Fitted



Transport
Links

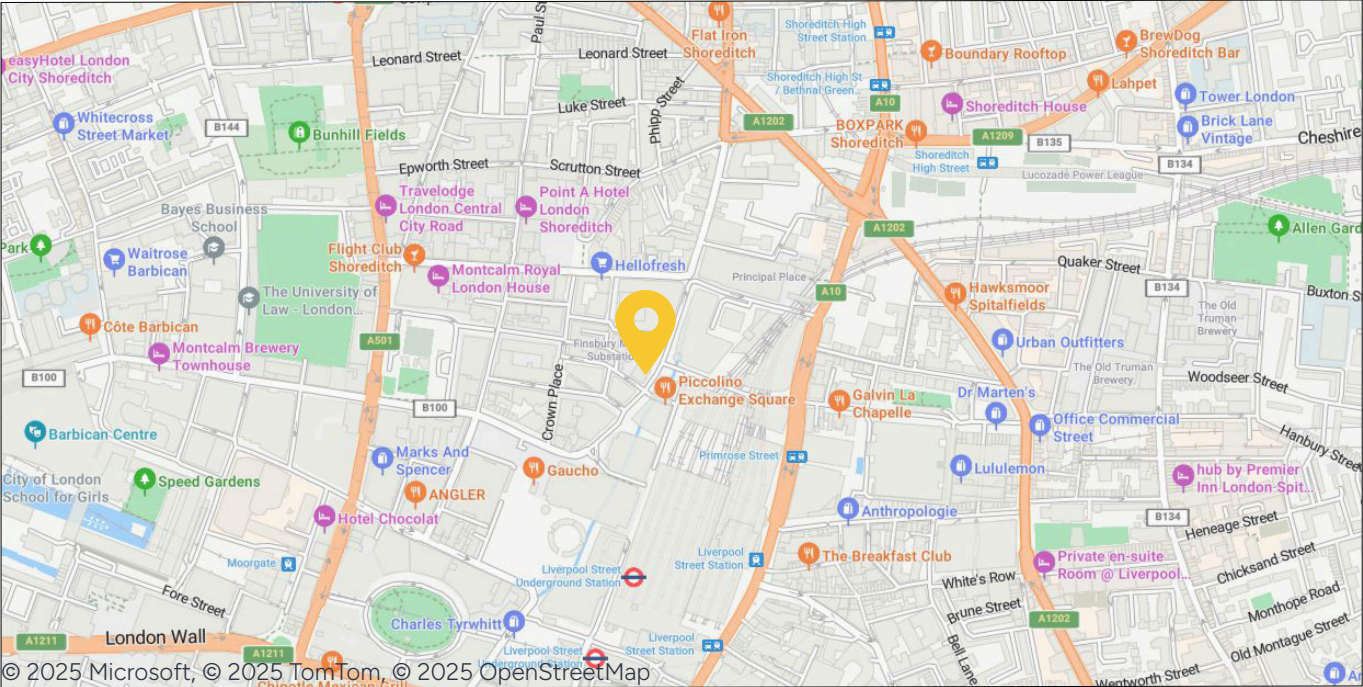


Natural
Light

Location

12 Appold’s prime location provides easy access to Liverpool Street, Old Street, Moorgate, and Shoreditch High Street stations, all within a short 10-minute walk. Liverpool Street station is only a 3-minute walk away, offering connections to the Underground, Overground, mainline services, and the newly opened Elizabeth Line, which reduces travel times across the City and beyond.

Floor	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT)
Fifth	3,510	326.09	£27,463	£329,554
Fourth	3,606	335.01	£28,106,	£337,269
Third	3,636	337.80	£28,327	£339,930
Total	10,752	998.90		



Nearest Station
Liverpool Street Underground Station: 4 min walk
Moorgate Underground Station: 9 min walk
London Liverpool Street Commuter Rail: 5 min walk

Further information

Rent

£57.50 per sq ft pa excl.

Tenure

Leasehold

Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Business Rates

£24.99 - £25.39 per sq ft year end April 2026.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

£19.00 per sq ft year end 04/2025.

Total Estimated Cost PCM (excl VAT)

Fifth Floor - £27,463

Fourth Floor - £28,106

Third Floor - £28,327

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

The EPC rating is C.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant / purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and James Andrew International..







Contact us



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Particulars dated January 2026. Photographs dated February 2025.



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