

85

London Wall

— EC 2 —

Newly refurbished, fully fitted work space
Ground floor: 1,885 sq ft | Part first floor: 3,283 sq ft

City Offices *Reimagined*

This recently refurbished, all-electric office building offers fully fitted office space on ground floor (1,885 sq ft) and part first floor (3,283 sq ft).

Located in the heart of the City core, the building benefits from exceptional transport connections, with the Liverpool Street Elizabeth Line entrance just 100 metres away and close proximity to Moorgate and Bank stations.

The property also offers excellent tenant amenities, including new end-of-trip facilities and a 2,750 sq ft roof terrace providing wellbeing space and panoramic views across the City skyline, and has achieved an EPC rating of B.

FLOOR	SQ FT	SQ M
1st	3,283	305
G	1,885	175
TOTAL	5,168	480



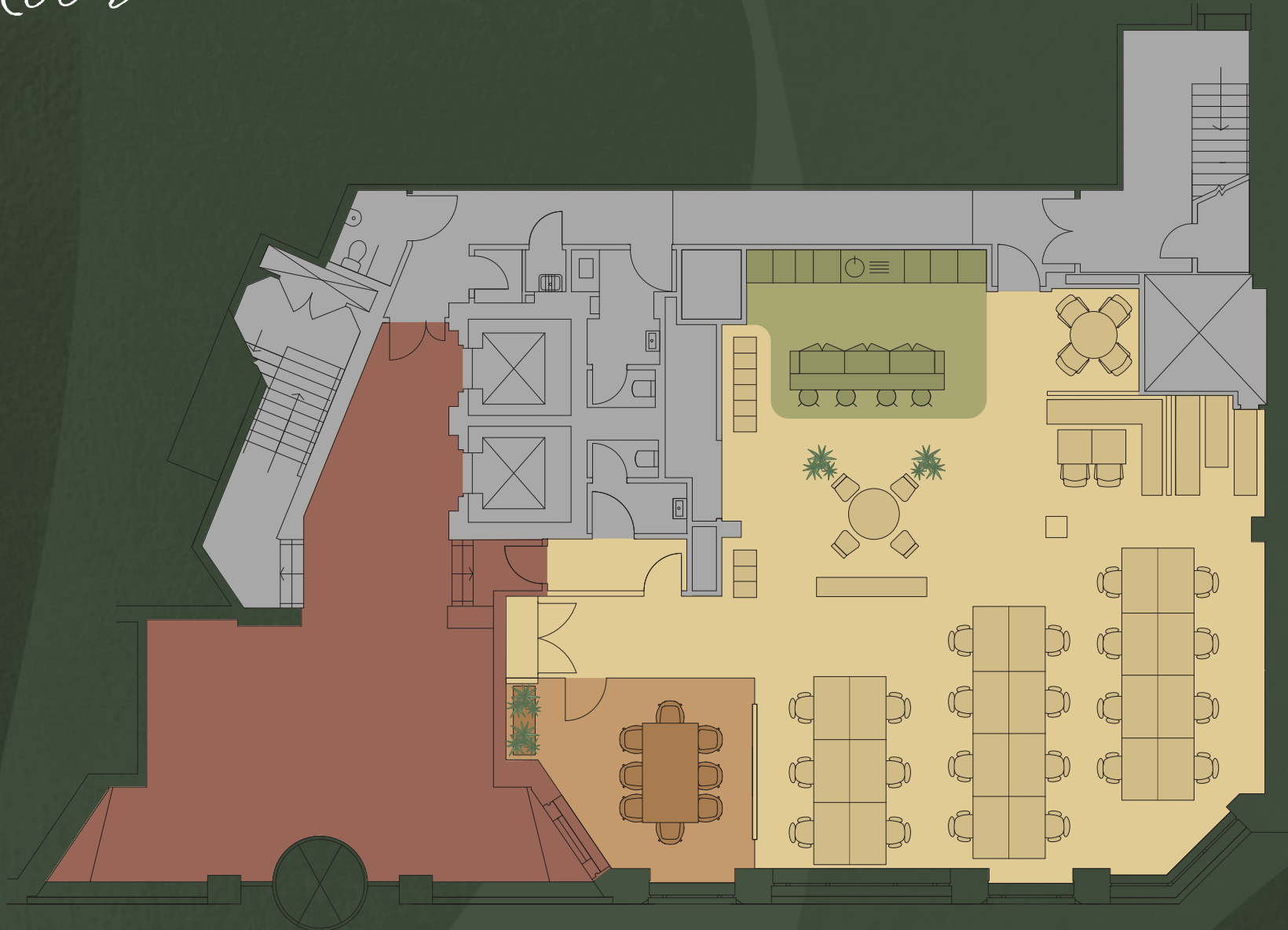
Terrace

Ground Floor

1,885 SQ FT / 175 SQ M

- 22 Desks
- 1 8-person meeting room
- 4 Breakout areas
- 1 Teapoint

- Open workspace
- Meeting rooms
- Teapoint
- Building reception
- Core



First Floor

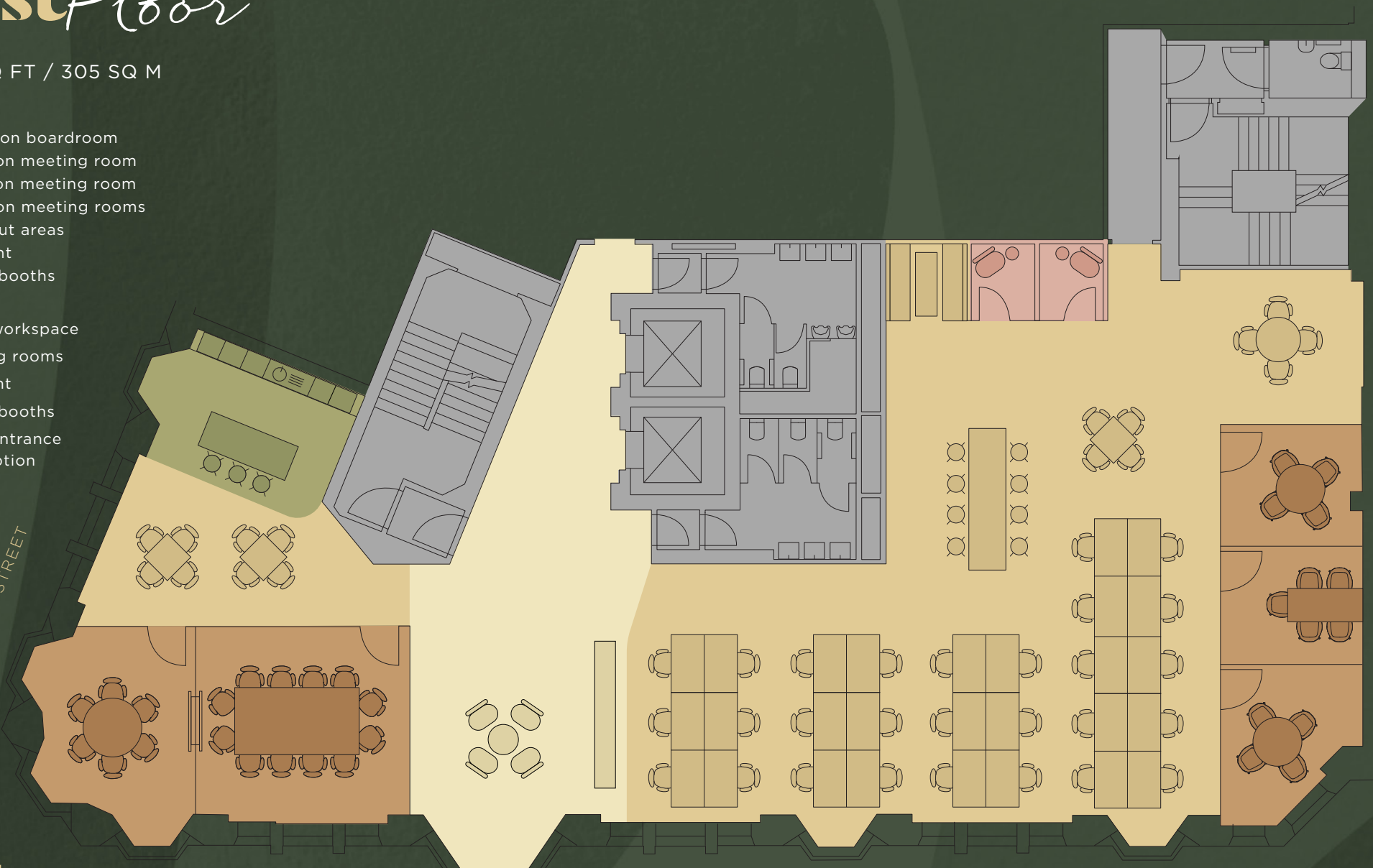
3,283 SQ FT / 305 SQ M

- 28 Desks
- 1 12-person boardroom
- 1 6-person meeting room
- 1 5-person meeting room
- 2 4-person meeting rooms
- 6 Breakout areas
- 1 Teapoint
- 2 Phone booths

- Open workspace
- Meeting rooms
- Teapoint
- Phone booths
- Floor entrance & reception
- Core

BLOMFIELD STREET

LONDON WALL



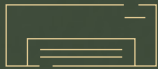
Building Specification



Finished floor to ceiling
2.75m; finish to slab 3.40m



Fully accessible
150mm raised floors



New VRF air conditioning



24/7 access



Exposed services



Two 15 person
passenger lifts



New LED lighting



New end of trip facilities:
28 cycle spaces, 5
showers and 82 lockers



Reception



Showers



Terrace



Bike racks

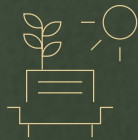
Environmental Credentials



All electric building



EPC rating of B



2,750 sq ft newly developed communal roof terrace



WIRED Score GOLD



Highly resilient CO2 emissions on track to achieve 2030 reduction target



Energy efficient office space boasting low levels of consumption



Full use of two stair cases

Amenity-rich *and Connected*

The property benefits from an excellent range of local amenities, with a wide selection of restaurants, cafés, hotels, retail outlets and bars located on its doorstep and for some relaxation, Finsbury Circus Gardens is moments away.

It also offers outstanding connectivity, situated just 100 metres from Liverpool Street Station, one of the UK's best-connected transport hubs and the City's primary Elizabeth Line station.



Travel Times

BANK		7 min
FARRINGDON		8 min
LONDON BRIDGE		11 min
KING'S CROSS ST PANCRAS		13 min
CANARY WHARF		15 min
WATERLOO		17 min
PADDINGTON		20 min
VICTORIA		26 min
LONDON CITY AIRPORT		33 min
HEATHROW AIRPORT		48 min
GATWICK AIRPORT		51 min
STANSTED AIRPORT		55 min



RESTAURANTS

- 1 Le Relais de Venise l'Entrecôte
- 2 COYA
- 3 Fortnum's Bar & Restaurant
- 4 Yauatcha
- 5 Comptoir Libanais
- 6 Gaucho
- 7 The Ivy
- 8 Bob Bob Ricard
- 9 The Ned
- 10 Eatly
- 11 Angler
- 12 City Social
- 13 Burger & Lobster
- 14 Duck & Waffle

RETAIL

- 1 Hobbs
- 2 Charles Tyrwhitt
- 3 Hawes & Curtis
- 4 Molton Brown
- 5 Monica Vinader
- 6 Hackett
- 7 Omega

BARS & PUBS

- 1 The Otherist
- 2 The Arbitrager
- 3 Poolhouse
- 4 Social 24
- 5 Humble Grape
- 6 Andra
- 7 The Globe

CAFES

- 1 Grind
- 2 Blank Street Coffee
- 3 Ole & Steen
- 4 k hmi.
- 5 Rosslyn Coffee
- 6 Nkora
- 7 Noa's

GYMS

- 1 iRebel
- 2 Fitness First
- 3 Virgin Active
- 4 Equinox
- 5 Third Space
- 6 PureGym

All travel times calculated from 85 London Wall via Google Maps

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Marketing: [Stuart Chapman Design](#)