

**fisher
german**

12 Appold Street

London, EC2A 2AW

Leasehold
Offices

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





12 Appold Street

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

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



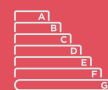
Rent
£57.50
(per sq ft pa excl)



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

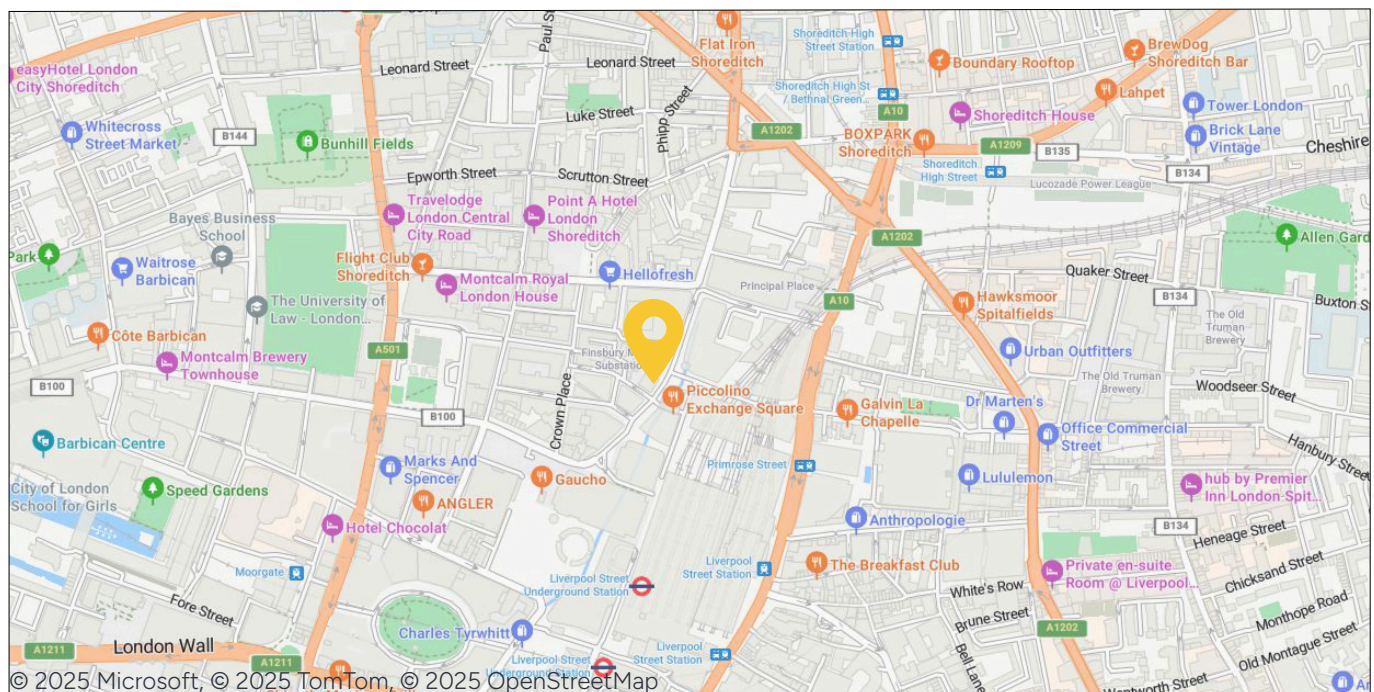


Natural
Light

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
Fifth	3,510	326.09
Fourth	3,606	335.01
Third	3,636	337.80
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.

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



Ben Stanley

020 7747 3141

ben.stanley@fishergerman.co.uk



Jessie High

020 7747 3142

jessie.high@fishergerman.co.uk



Or our joint agents: James Andrew

Lisa Moran

020 3141 6600

lmoran@jamesandrew.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated September 2025. Photographs dated February 2025.



This brochure is fully recyclable

fishergerman.co.uk