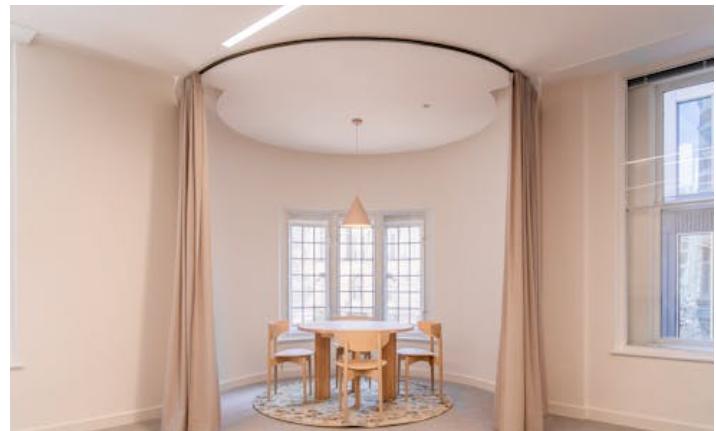


# ELLIS BROWN

## OFFICE TO LET

Newly refurbished offices in an excellent location above Moorgate Station, available fully furnished or CAT A immediately.

**141 Moorgate, EC2M 6TX**  
**2,609 sq ft**



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**Ellis Brown**  
**18-20 St. John Street**  
**London, EC1M 4NX**

**T. 020 3745 0060**  
**agency@ellisbrowncommercial.com**

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**141 Moorgate, EC2M 6TX**  
**2,609 sq ft**

### Description

141 Moorgate offers bright and efficient office accommodation over 5 floors. The 1st floor has been delivered to a high quality CAT B finish with brand new M&E, LED lighting, 2 meeting rooms, a fitted kitchen point, break-out space and desks/chairs. The building benefits from high ceilings, lift access and end of trip facilities.

### Location

The building is situated in a prime location in the heart of the City of London. It is positioned on top of Moorgate Underground station, allowing an easy commute for businesses looking to occupy a central location. Connections from Moorgate include Elizabeth, Northern, Hammersmith & City, Circle and Metropolitan lines. Bank and Liverpool Street stations are a short walk away providing National connections.

### Accommodation

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
3rd	2,609	242.38	£65	£18.06	£14.05	£21,113.33	£253,359.99	Available
2nd	2,608	242.29	-	On Application	On Application	-	-	Under Offer
1st	2,649	246.10	£65	£16.28	£14.05	£21,044.10	£252,529.17	Under Offer
<b>Total</b>	<b>7,866</b>	<b>730.77</b>	<b>£65</b>	<b>£17.17</b>	<b>£14.05</b>	<b>£42,157.43</b>	<b>£505,889.16</b>	

### Features

Excellent natural light  
LED lighting throughout  
Newly installed kitchenettes  
Meeting rooms  
Passenger lift  
Comfort cooling  
Brand new CAT B fit-outs  
End of trip facilities

### EPC

B (46)

### Terms

On application

### VAT

Applicable

### Contact

**Toby Thomas**  
**07494 292 759**  
**tthomas@ellisbrowncommercial.com**

**Freddie Grant**  
**07956 201 774**  
**fgrant@ellisbrowncommercial.com**

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