fisher german

12 Appold Street

London, EC2A 2AW

Leasehold
Offices

3,510 - 7,072 Sq.ft (326.10 - 657 Sq.m)



To let | £49.50 psf pa excl.



12 Appold Street

3,510 - 7,072 Sq.ft (326.10 - 657 Sq.m)

Description

Two newly refurbished office floors in a vibrant City meets Shoreditch location. The fifth floor arriving in January 2027 can be delivered in either refurbished Cat A condition, or fully fitted for immediate occupation. The second floor in will be delivered in May 2027, together providing 3,510 and 3,562 sq ft of column free workspace.

Key information

Rent
From £49.50
(per sq ft pa excl)

Business Rates
£24.64 - £25.08
(per sq ft y/e April 2027)

Service Charge
£19.00
(per sq ft y/e 04/2027)

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.





Further information

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

Rent
£49.50 per sq ft pa excl.

Business Rates
£24.64 - £25.08 per sq ft year end April 2027.

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 04/2027.

Total Estimated Cost PCM (excl VAT)
Fifth Floor - £27,372
Second Floor - £27,647

EPC
The EPC rating is C.

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

VAT
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant 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 Knight Frank.

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT)
Fifth (coming January 2027)	3,510	326.09	£27,372	£328,466
Second (coming May 2027)	3,562	331	£27,647	£331,765
Total	7,072	657.09		

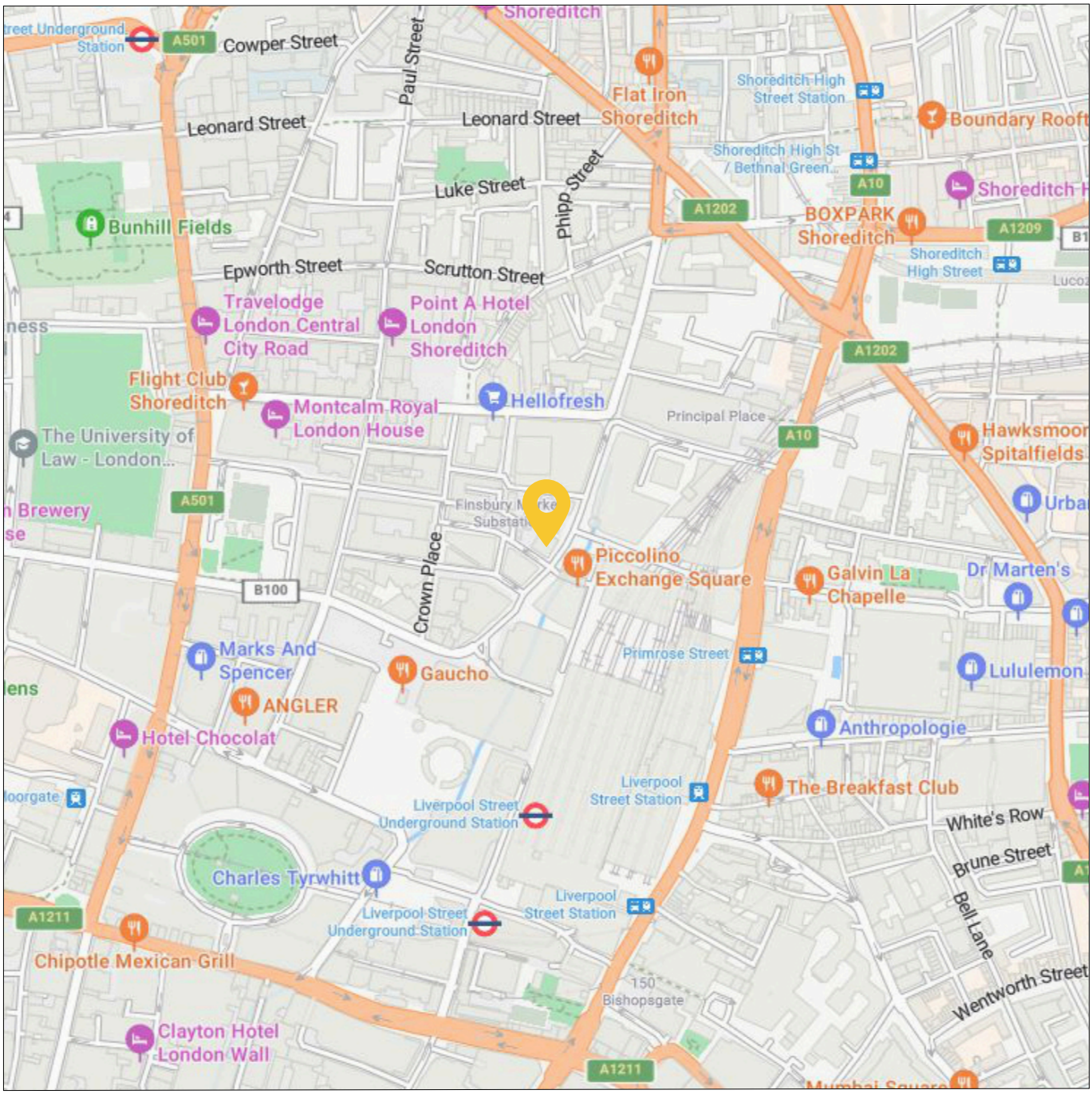








Location Plan



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Nearest Stations

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

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Contact us



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Particulars dated October 2026. Photographs dated February 2025.