

**fisher
german**

65 London Wall

Liverpool Street
London, EC2M 5TU

Leasehold
Office | Medical Use

580 - 5,042 Sq.ft (53.9 - 468.4 Sq.m)



To let | £46.50 - £51.50 psf pa excl.



Key information



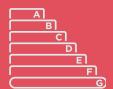
Rent
£46.50 - £51.50
(per sq ft pa excl.)



Service Charge
Est. £16.17
(per sq ft excl)



Business Rates
Est. £15.86 - £22.38
(per sq ft excl)



EPC Rating
B

65 London Wall

580 - 5,042 Sq.ft (53.9 - 468.4 Sq.m)

Description

London Wall is a traditional listed building situated minutes from Moorgate station. The building comprises several different units on each floor, providing accommodation for both office occupiers and medical occupiers. There is a large manned reception area at the entrance of the building and property manager on site. The building benefits from a large bookable meeting room and wellness studio.

Range of refurbished and fitted and furnished units available.

Location

65 London Wall overlooks the entrance to Finsbury Circus, the largest public open space in the City. The property has great connectivity offering mainline transport links from Liverpool Street and Moorgate. London Wall can be accessed via the following underground links; Elizabeth line, Northern Line, District Line, and Central Line.

Amenities



Kitchenettes



Bike Racks



Gym



Medical Use



2 Passenger Lifts



Manned Reception

Further information

Lease Terms

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

Guide Rent

£46.50 - £51.50 per sq ft.

Business Rates

Estimated at £15.86 to £22.38 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

Service Charge

The current estimated service charge payable is £16.17 per sq ft excl.

Total Estimated Cost PCM (excl VAT)

Fourth Floor - £5,172

Third Floor - £12,190

Second Floor - £9,042

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The EPC rating is B.

VAT

The property is elected to VAT which is therefore payable on rent and service charge.

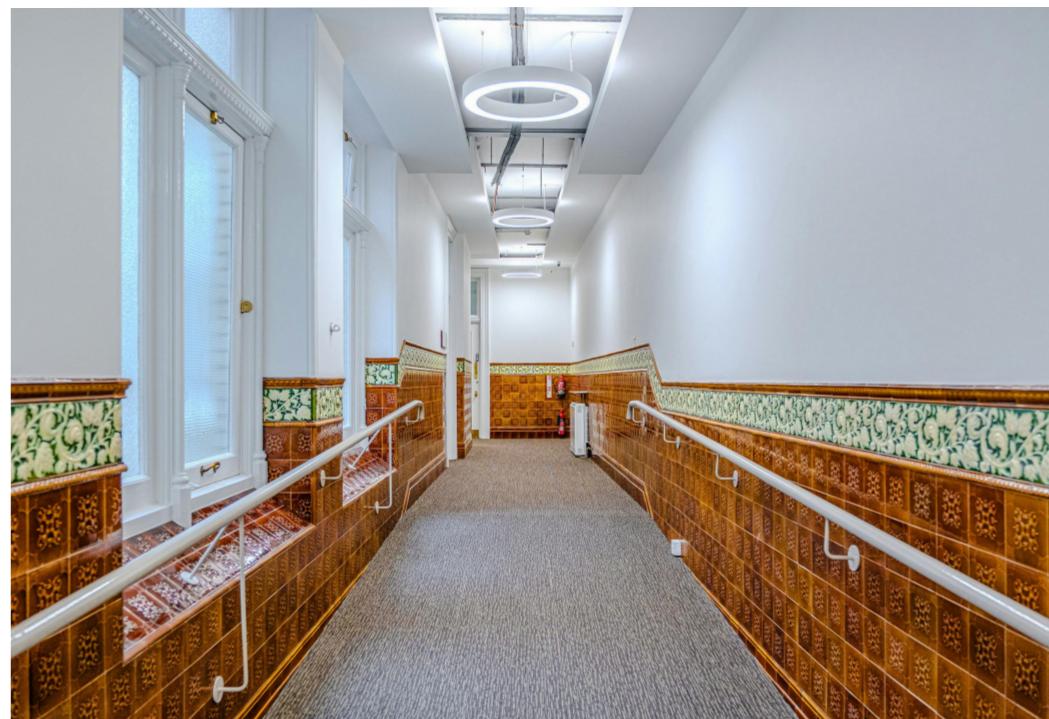
Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP and Glinsman Weller.

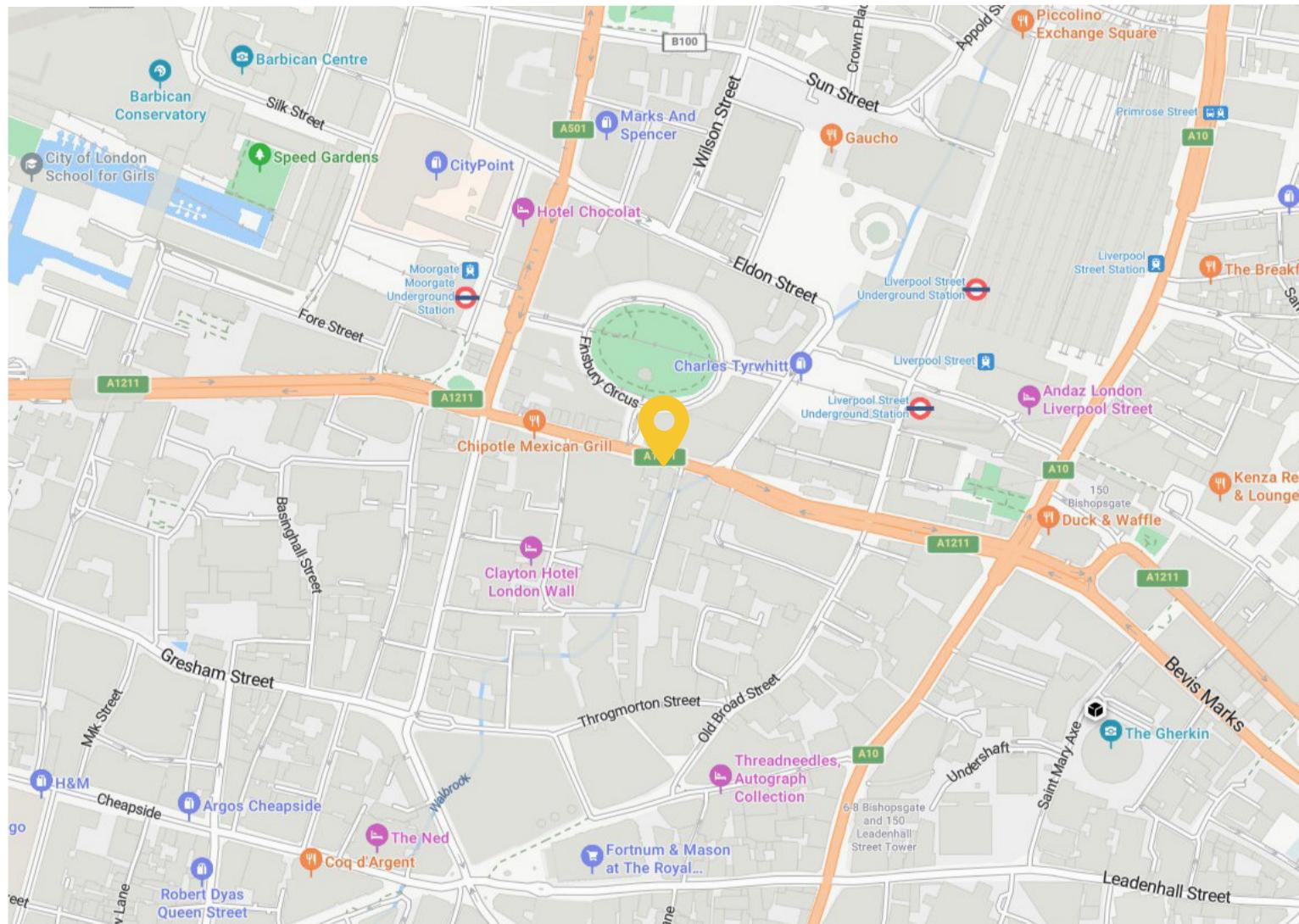
Accommodation

The approximate Net Internal Areas comprise:

Floor	Suite	Sq.ft	Rent	Total Est. Cost PCM (excl VAT)	Total Est. Cost PAM (excl VAT)
Fifth	48	693	£51.50		
Fourth	103-106	743	£51.50	£5,172	£62,063
Third	82-87	1,741	£51.50	£12,190	£146,279
Second	73-77	1,090	£51.50	£9,042	£108,509
Courtyard	12-14	775	£46.50		
Total		5,042			



Location Map



Location

Address: 65 London Wall, London EC2M 5TU

What3words: ///butter.smile.apron

Nearest Station

Moorgate Underground Station:
3 min walk

London Liverpool Street Station:
7 min walk

Bank Underground Station:
8 min walk

Contact us



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Particulars dated January 2026. Photographs dated various.