

**fisher
german**

Habib House, 42 Moorgate

Leasehold | Offices

London EC2R 6JJ

2,182 - 7,759 Sq.ft (202.7 - 720.8 Sq.m)



To Let | £52.50 (per sq ft pa excl)



Key information



Guide Rent
£52.50 (per sq ft
pa excl)



Service Charge
£15.71 (per sq ft (ye
April 2026)



Business Rates
Est. £25.00 (per sq
ft (ye 04/2026)



EPC Rating
B

Habib House, 42 Moorgate

2,182 - 7,759 Sq.ft (202.7 - 720.8 Sq.m)

Location

42 Moorgate is ideally located halfway along Moorgate, between Moorgate Place and London Wall. It is within close proximity to the Guildhall and the Bank of England.

The building is a 5 minute walk from Moorgate and Bank Stations, providing direct access to the Metropolitan, Northern, Hammersmith & City, Central and Waterloo & City lines, as well as the new Elizabeth line.

Liverpool Street is also within a 7 minute walk providing access to national rail.

A great selection of bars, shops and restaurants are within a short walk of 42 Moorgate, such as Hawksmoor and Relais de Venise.

Description

The building has a period classical façade and has recently been comprehensively refurbished. The available space is accessible via the lift and stairs.

Amenities



Air Con



Reception



Passenger
Lift



Raised
Floors



LED
Lighting



Suspended
Ceilings

Further information

Lease Terms

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

Guide Rent

£52.50 per sq ft pa excl.

Business Rates

Estimated at £25.00 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 estimated on account service charge is £15.71 per sq ft pa excl.

Total Estimated Cost PCM (excl VAT)

Fifth Floor - £18,228

Fourth Floor - £22,511

Third Floor - £24,230

EPC

The EPC rating is B.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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 Floor	2,182	202.7	£18,228	£219,335
Fourth Floor	2,685	249.4	£22,511	£270,138
Third Floor	2,892	268.7	£24,230	£290,762
Total	7,759	720.8		

VAT

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

Viewings

Strictly by prior arrangement with the sole agents Fisher German LLP.

Location

Address: Habib House, 42 Moorgate, London EC2R 6JJ.

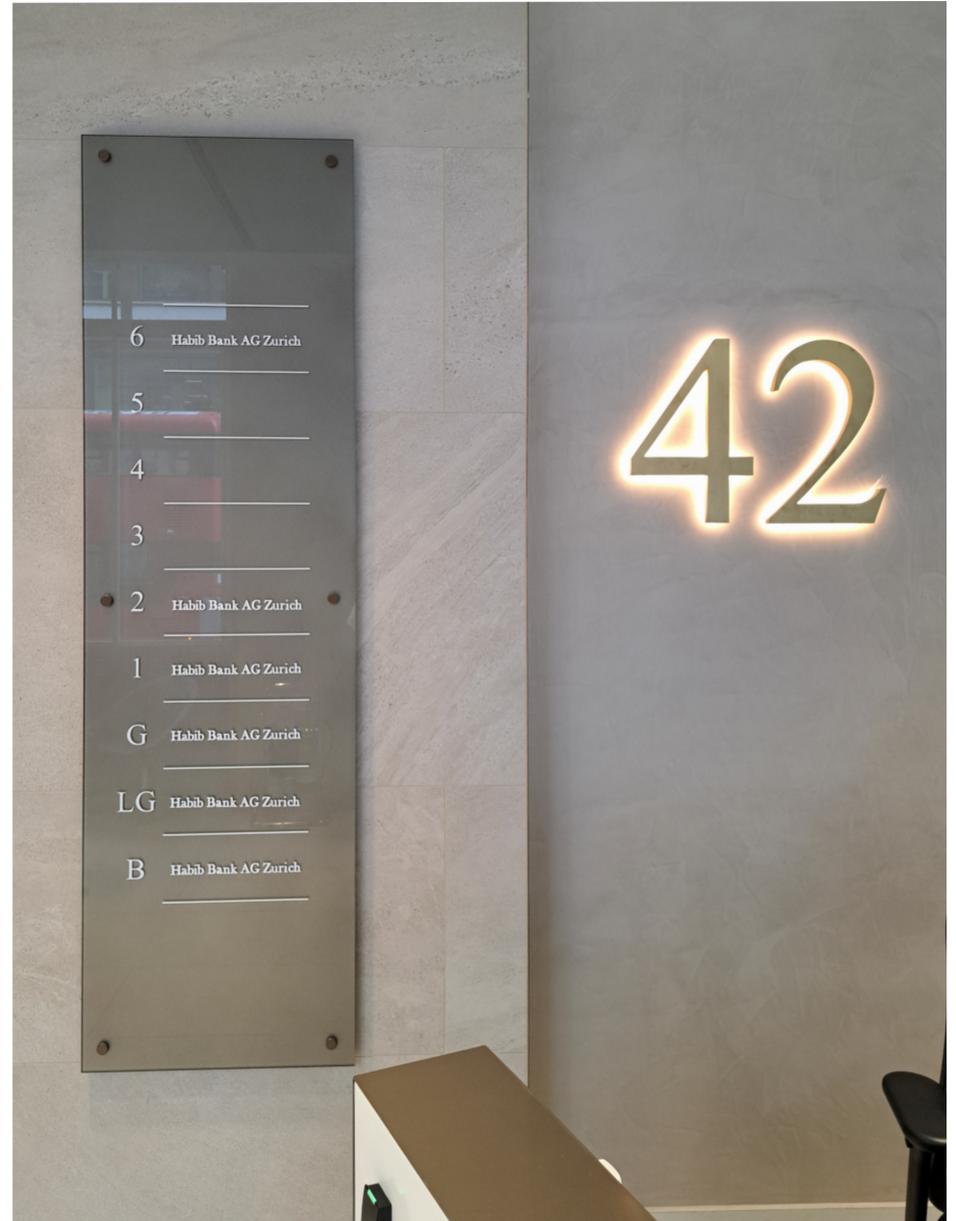
What3words: ///soccer.ankle.likely.

Nearest Station

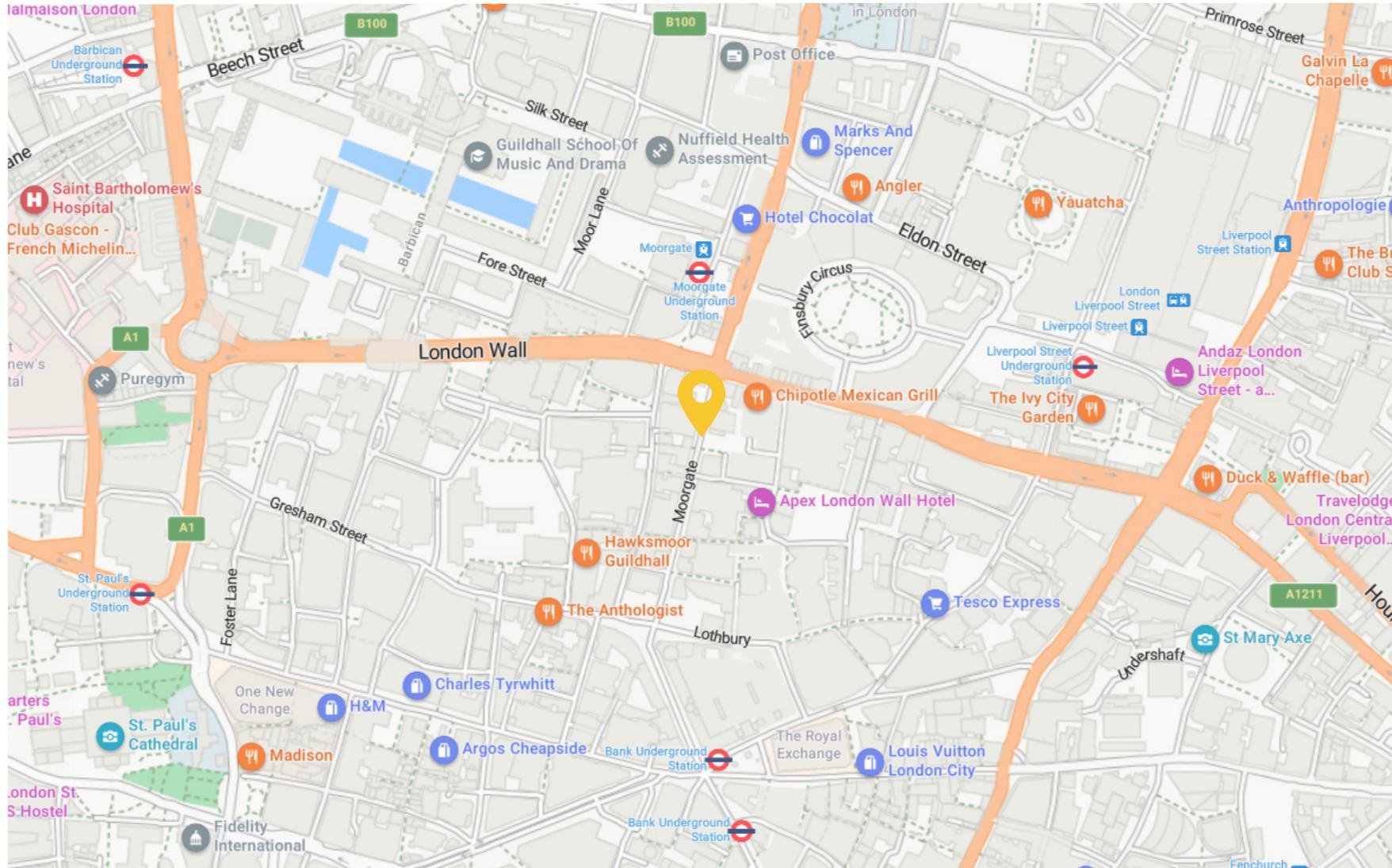
Moorgate Station: 0.1 miles / 2 min walk

Bank Station: 0.3 miles / 6 min walk

Liverpool Street Station: 0.4 miles / 8 min walk



Location Map



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated November 2025. Photographs dated June 2025.



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