fisher german

65 London Wall

Liverpool Street
London, EC2M 5TU

Leasehold
Office | Medical Use

963 - 3,477 Sq.ft (64.38 - 323 Sq.m)

To let | £51.50 psf pa excl.

Key information

Rent
£51.50
(per sq ft pa excl.)

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

Business Rates
Est. £15.86 - £31.88
(per sq ft excl)

EPC Rating
B

65 London Wall

693 - 3,477 Sq.ft 64.38 - 323 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
£51.50 per sq ft.

Business Rates
Estimated at £15.86 to £31.88 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
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.

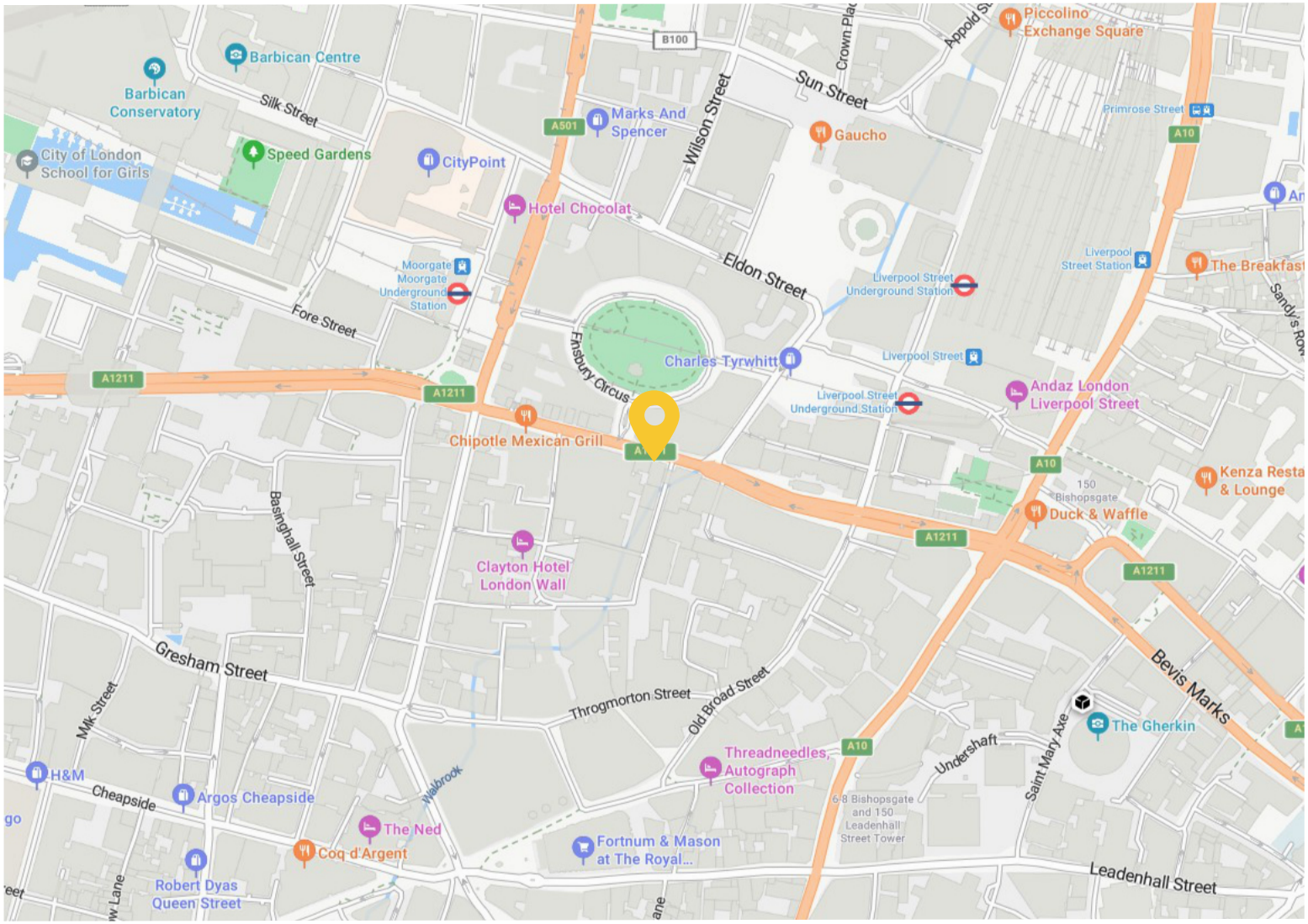
Viewings
Viewings strictly by arrangement through joint sole agents Fisher German LLP and Glinsman Weller.

Accommodation

The approximate Net Internal Areas comprise:

Floor	Suite	Sq.ft	Rent	Total Est. Cost PCM (excl VAT)	Total Est. Cost PA (excl VAT)
Fifth	48	693	£51.50		
Fourth	103-106	743	£51.50	£5,172	£62,063
Second	73-77	1,090	£51.50	£9,042	£108,509
Ground	18-23	951	£51.50		
Total		3,477			

Location Map



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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

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Particulars dated October 2026.. Photographs dated various.