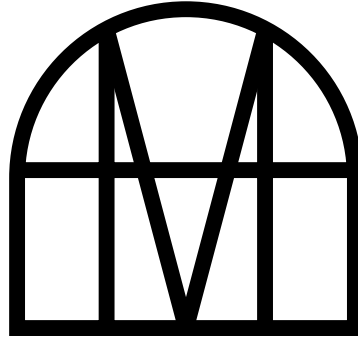


No3



# MOORGATE PLACE

EC2

Outstanding comprehensively refurbished HQ  
office building available to let



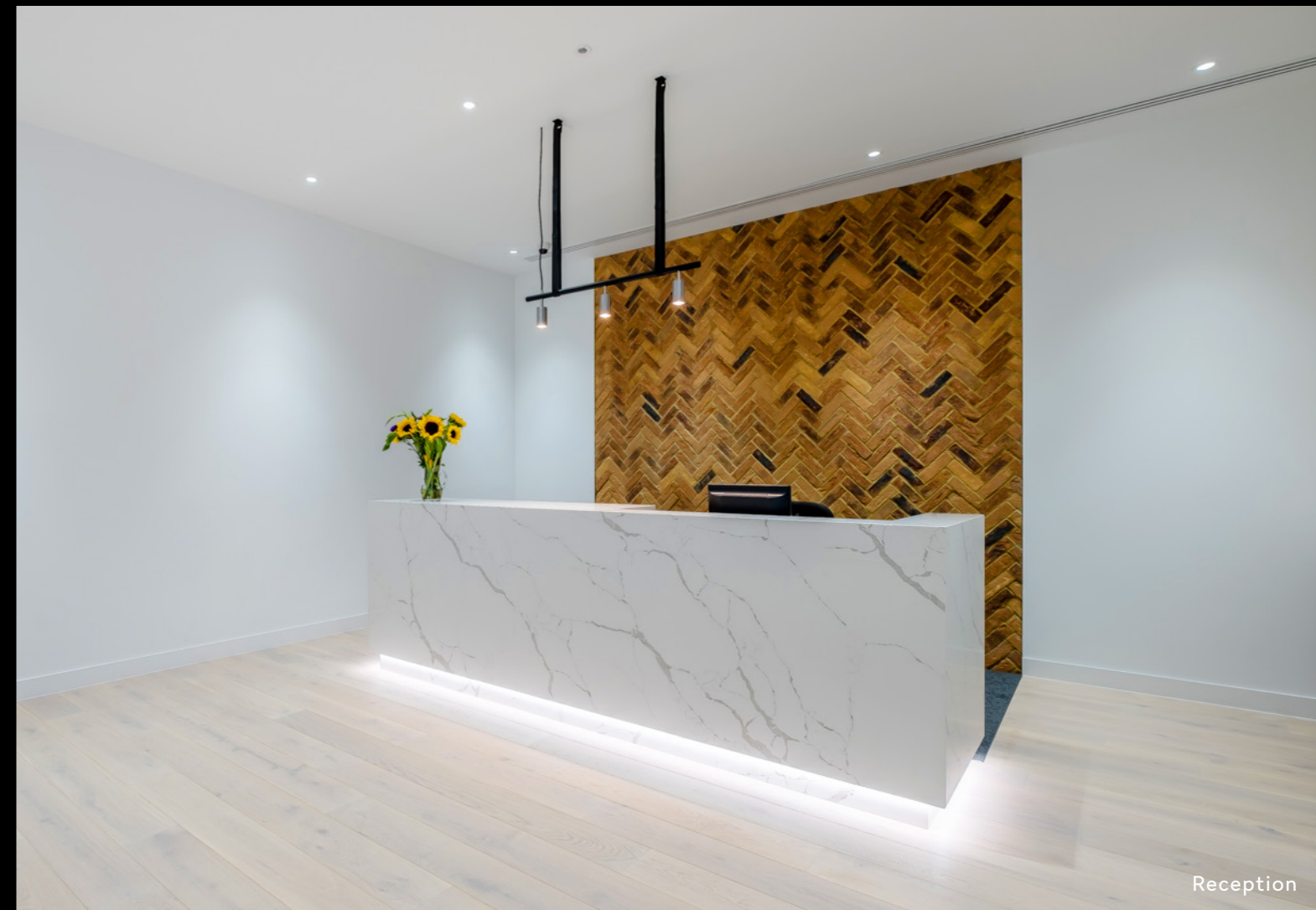
# CLASSIC MEETS CONTEMPORARY

3 Moorgate Place delivers a grand sense of arrival with its dominant classic façade and a contemporary new reception.

This outstanding HQ office building is available to let as a whole or in part following a comprehensive refurbishment designed by leading architects tp bennett.



3 Moorgate Place exterior



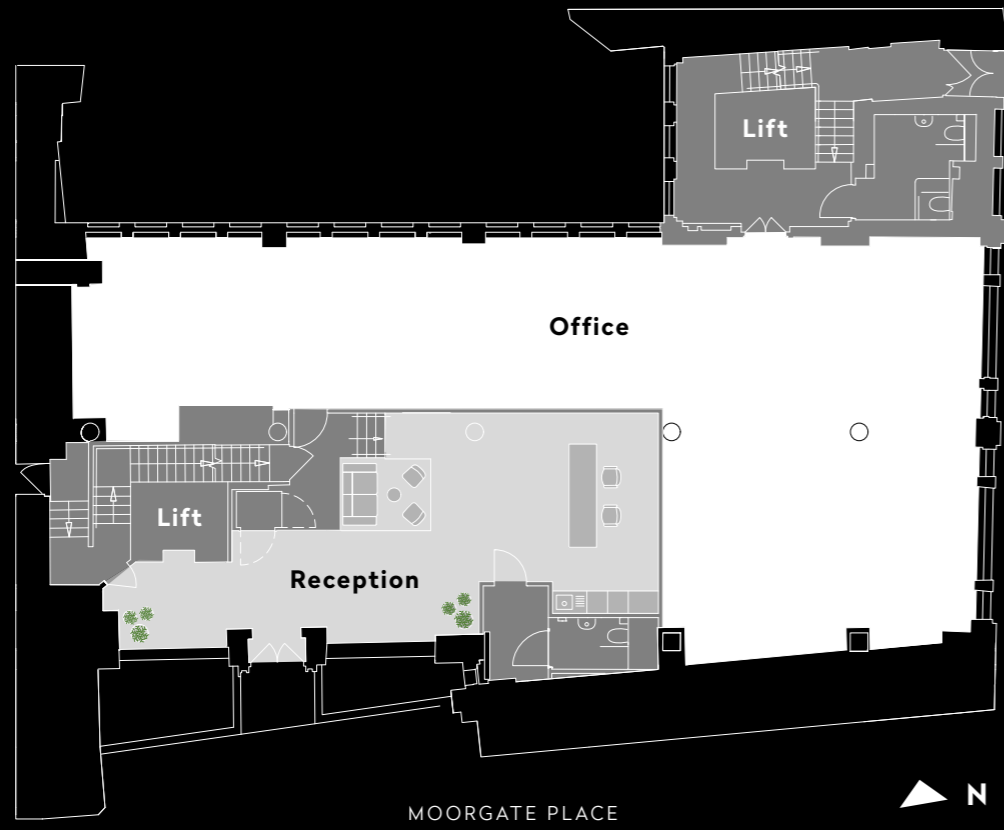
Reception



Typical office floor



# GROUND FLOOR

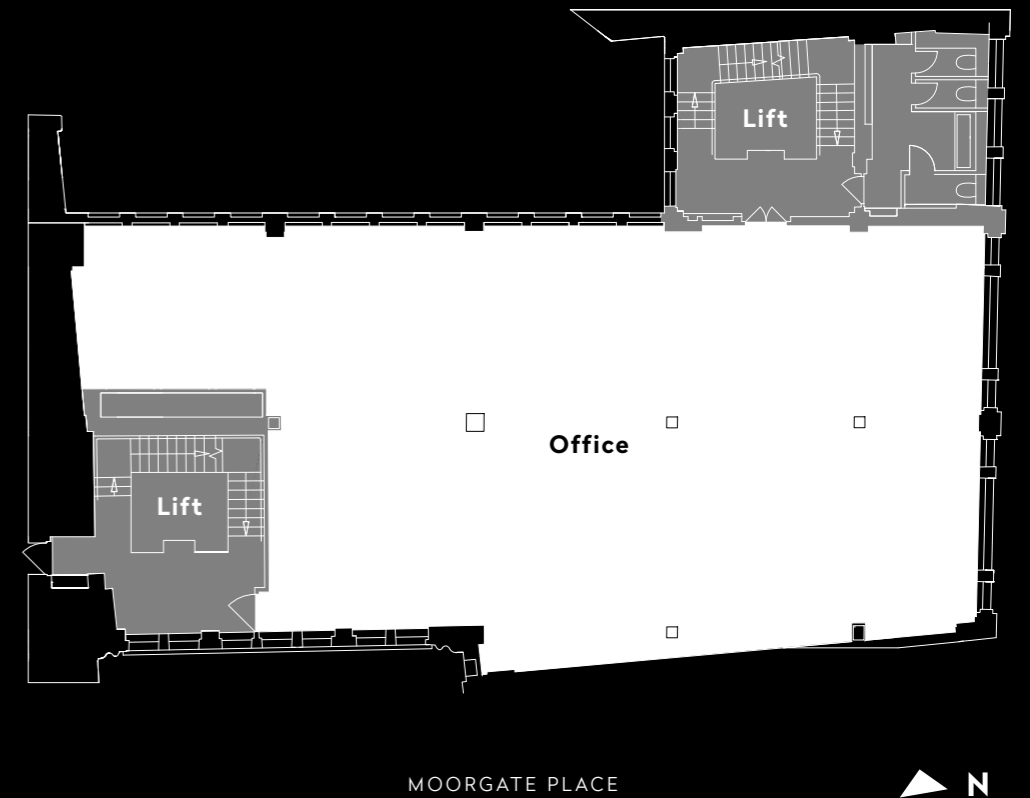


Seventh floor



Typical office floor

# TYPICAL UPPER FLOOR



MOORGATE PLACE





Seventh floor private roof terrace



# SPECIFICATION



New comprehensive refurbishment



Excellent City core location



New exposed VRV air-conditioning



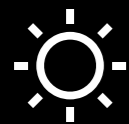
Suspended LED lighting



Super fast fibre optic spine installed



High quality contemporary reception



Excellent natural light throughout



Private roof terrace on 7th floor



Bike storage / lockers



3 showers



2 passenger lifts



EPC B (42)



Bathroom



Showers

# AVAILABILITY

FLOOR	SQ FT (NIA)	SQ M (NIA)
7TH & 6TH ( WITH PRIVATE ROOF TERRACE )	3,747	348.11
5TH	2,820	261.99
4TH	2,934	272.58
3RD	2,928	272.02
2ND	2,931	272.30
1ST	2,809	260.96
GROUND	2,011	186.83
<b>TOTAL</b>	<b>20,180</b>	<b>1,874.78</b>



# LONDON'S BEATING HEART

The City thrives on a change and 3 Moorgate Place is part of that. A vibrant local lifestyle with easy access to Broadgate, Cheapside, Bloomberg Arcade and Leadenhall Market. The array of cafés, bars, restaurants, gyms and cultural venues is second to none.

Transport connections are excellent with 3 Underground and 2 mainline stations within a 5 minute walk including the Moorgate Elizabeth Line station within 2 minutes walk.



Bloomberg Arcade



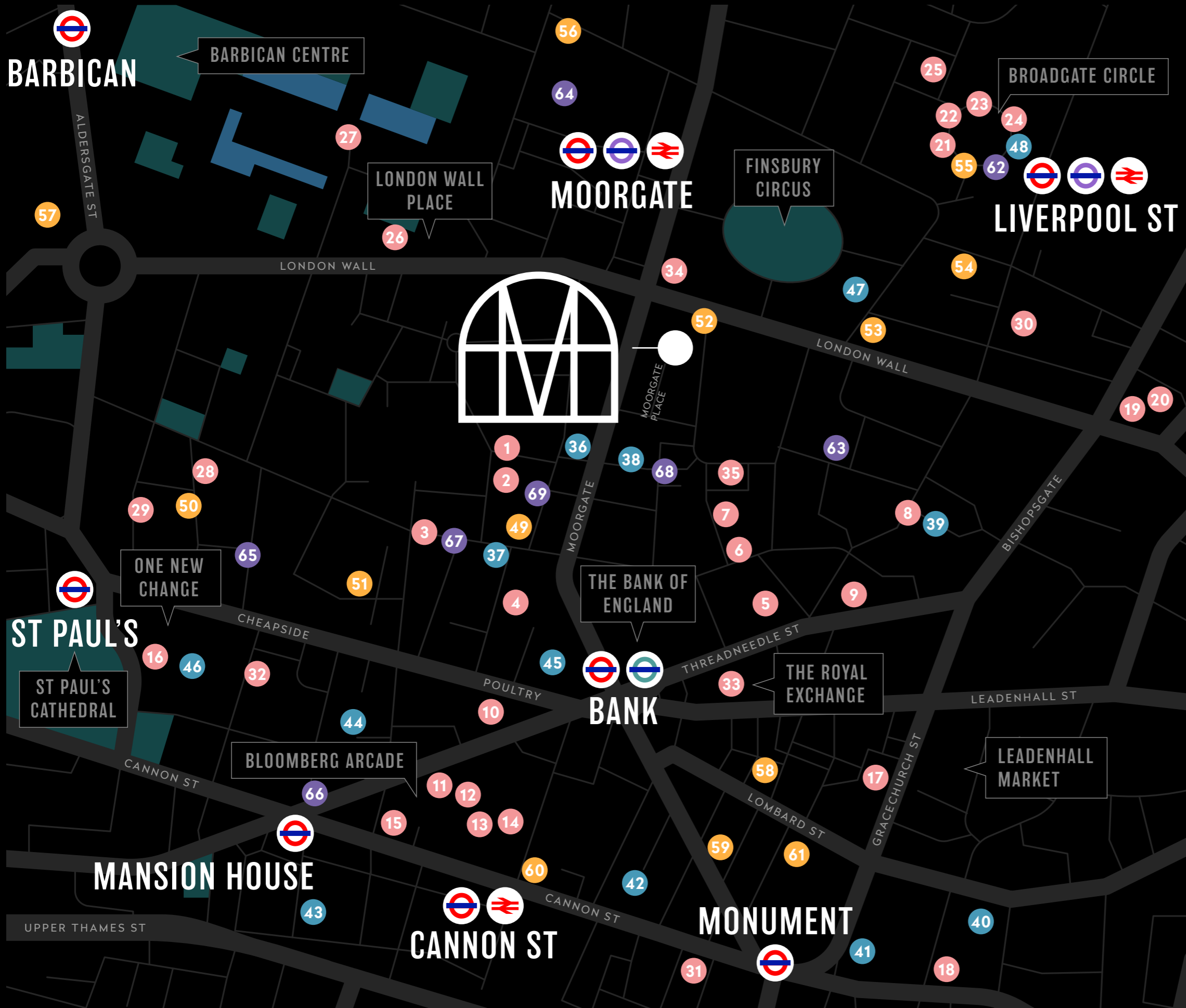
Finsbury Circus



Broadgate Circle



The Royal Exchange



## RESTAURANTS

- |                     |                                 |
|---------------------|---------------------------------|
| 1 Hawksmoor         | 19 Duck & Waffle                |
| 2 Enoteca Da Luca   | 20 Sushisamba                   |
| 3 Cabotte           | 21 Franca Manca                 |
| 4 Goodman           | 22 Comptois Libanais            |
| 5 M Threadneedle St | 23 Yauatcha                     |
| 6 COYA              | 24 The Botanist                 |
| 7 Temper            | 25 Gaucho                       |
| 8 Pizza Pilgrims    | 26 Barbie Green                 |
| 9 Burger & Lobster  | 27 Wood Street Bar & Restaurant |
| 10 Coq d'Argent     | 28 Manicomio                    |
| 11 Etke             | 29 Rucoletta                    |
| 12 Brigadiers       | 30 The Ivy                      |
| 13 Koya             | 31 Scarpetta                    |
| 14 Vinoteca         | 32 Burger & Lobster             |
| 15 Homeslice        | 33 Fortnum & Mason              |
| 16 The Ivy Asia     | 34 Banh Mi Keu Deli             |
| 17 Gaucho           | 35 Natural Kitchen              |
| 18 Blacklock        |                                 |

## BARS

- 36 The Gable
- 37 The Anthologist
- 38 The Telegraph
- 39 City Social
- 40 Sky Garden
- 41 Vagabond
- 42 The Vintry
- 43 Mercer Roof Terrace
- 44 Merchant House
- 45 The Ned
- 46 Madison
- 47 Bierschenke
- 48 Mrs Fogg's

## CYMS

- 49 DigMe Fitness
- 50 Barry's Gym
- 51 City Athletic
- 52 PureGym London Wall
- 53 KOBOX
- 54 Fitness First
- 55 1Rebel
- 56 Nuffield Health
- 57 Virgin Active
- 58 Gymbox
- 59 PureGym Bank
- 60 Virgin Active
- 61 The Foundry

## CAFÉS

- 62 Grind
- 63 SOHO Coffee Co.
- 64 Notes Coffee
- 65 Black Sheep Coffee
- 66 Rosslyn Coffee
- 67 Black Sheep Coffee
- 68 Ravello Coffee Co
- 69 SOHO Coffee Co.

**For further enquiries, please contact  
the sole letting agent:**



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