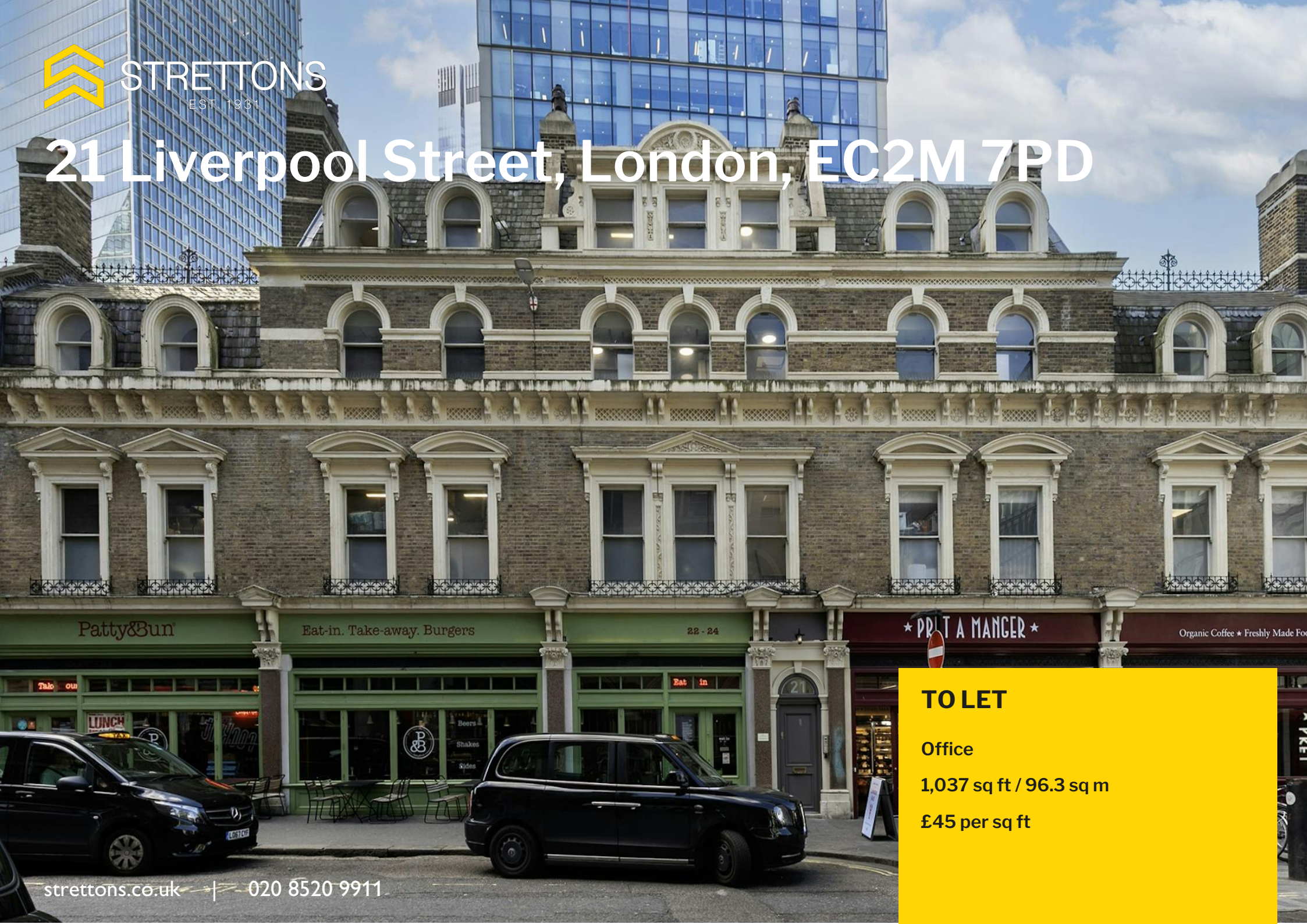




STRETTONS

EST. 1931

21 Liverpool Street, London, EC2M 7PD



TO LET

Office

1,037 sq ft / 96.3 sq m

£45 per sq ft

Self-Contained Second Floor Office Directly Opposite Liverpool Street Station



- Prime Location Opposite Liverpool Street Station
- New lease direct from landlord
- Light space with dual aspect windows
- 1 / 2 meeting rooms
- Demised kitchenette
- Private W/C and shower facilities
- Air conditioning throughout

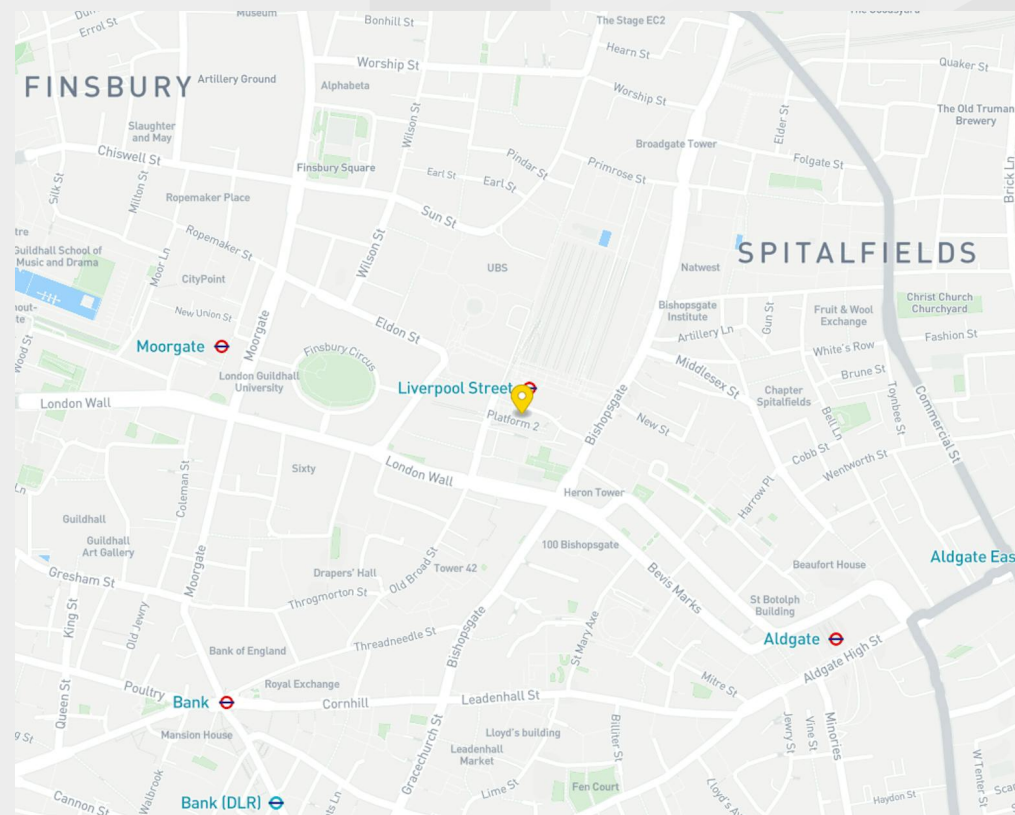


Description

A well fitted second floor office with two large principal working rooms, a 6 - 8 person meeting room, and its own demised kitchenette and shower facilities. Private W/Cs are available throughout the stairwell of the building.

Location

The property offers easy access to Liverpool Street Station (National Rail, London Overground, and the Central, Circle, Hammersmith & City, and Metropolitan Lines). It is also just moments from the new direct entrance to the Elizabeth Line, numerous bus routes, and Moorgate Station on the Northern Line, making it exceptionally well connected.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
2nd	1,037	96.34	£45	£16.12	On Application	£5,281.79	Available

Tenure

New Lease

EPC

Has been commissioned

VAT

Applicable

Configuration

Fitted

Contacts

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk

Tom Schwier
07583 037 559
tom.schwier@strettons.co.uk



Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 30/09/2025