

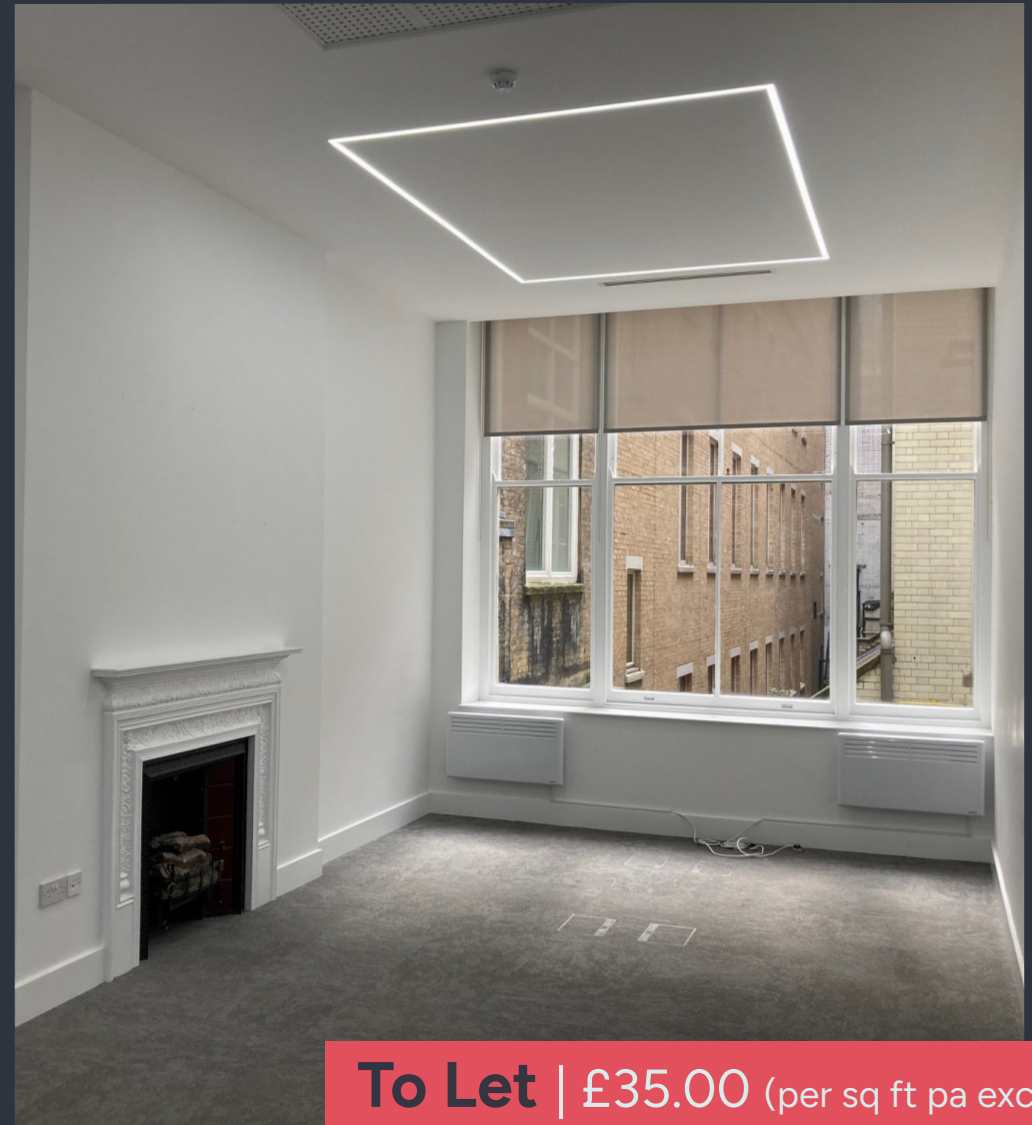
**fisher
german**

65 London Wall

Liverpool Street
London, EC2M 5TU

Leasehold
Office/Medical

951 Sq.ft (88 Sq.m)



To Let | £35.00 (per sq ft pa excl)



Key information



Rent
£35.00
(per sq ft pa excl)



Service Charge
£16.17 (per sq ft)



Business Rates
£25.80 (per sq ft)
(ye April 2027)



EPC Rating
E

65 London Wall

951 Sq.ft (88 Sq.m)

Description

A very efficient and cost-effective ground floor office suite, benefiting from excellent floor-to-ceiling heights and an abundance of natural light. The property features a spacious staffed reception area and an on-site building manager, providing a professional and welcoming environment. Occupiers also have access to a large bookable meeting room and a dedicated wellness studio.

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 and underground services from Liverpool Street and Moorgate. London Wall being served by the Elizabeth line, Northern Line, District Line, and Central Line.

Amenities



Kitchen



Bike Store



Showers



Manned
Reception



Gym



Medical
Use

Further information

Lease Terms

The accommodation is available either by way of a sublease or assignment for the remaining Lease term, expiring on 29th April 2029, or alternatively via a new direct from the landlord, subject to the surrender of the existing Lease.

Rent

£35.00 per sq ft pa excl.

Business Rates

Estimated at £25.80 per sq ft pa for the rating year April 2026 to April 2027. All parties are advised to make their own enquiries with the rating authority.

Service Charge

The current on account service charge is £16.17 psf excl.

Legal Costs

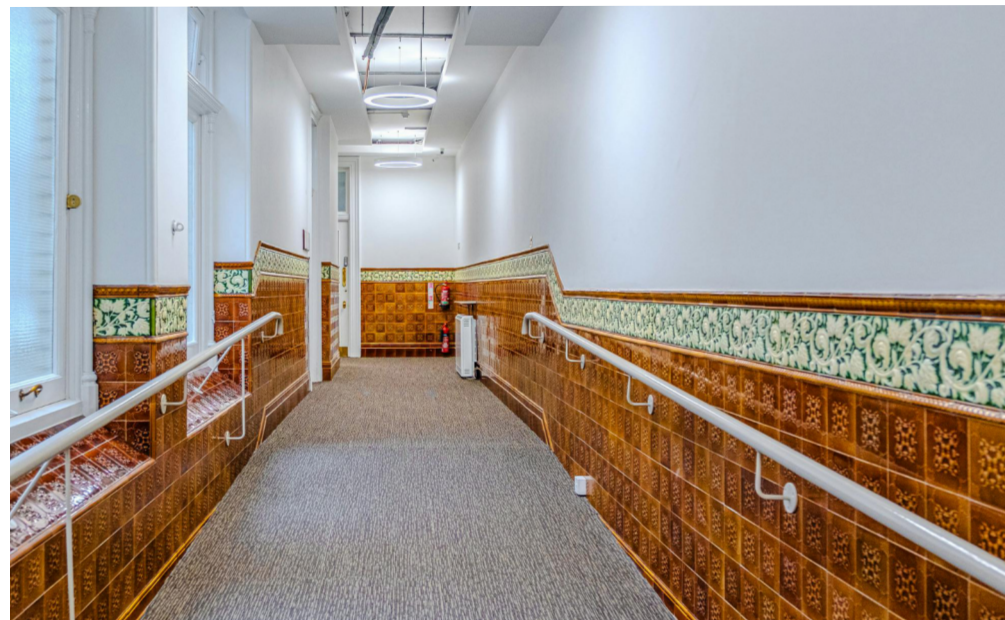
Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

Legal Costs

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



EPC

The EPC rating is E.

VAT

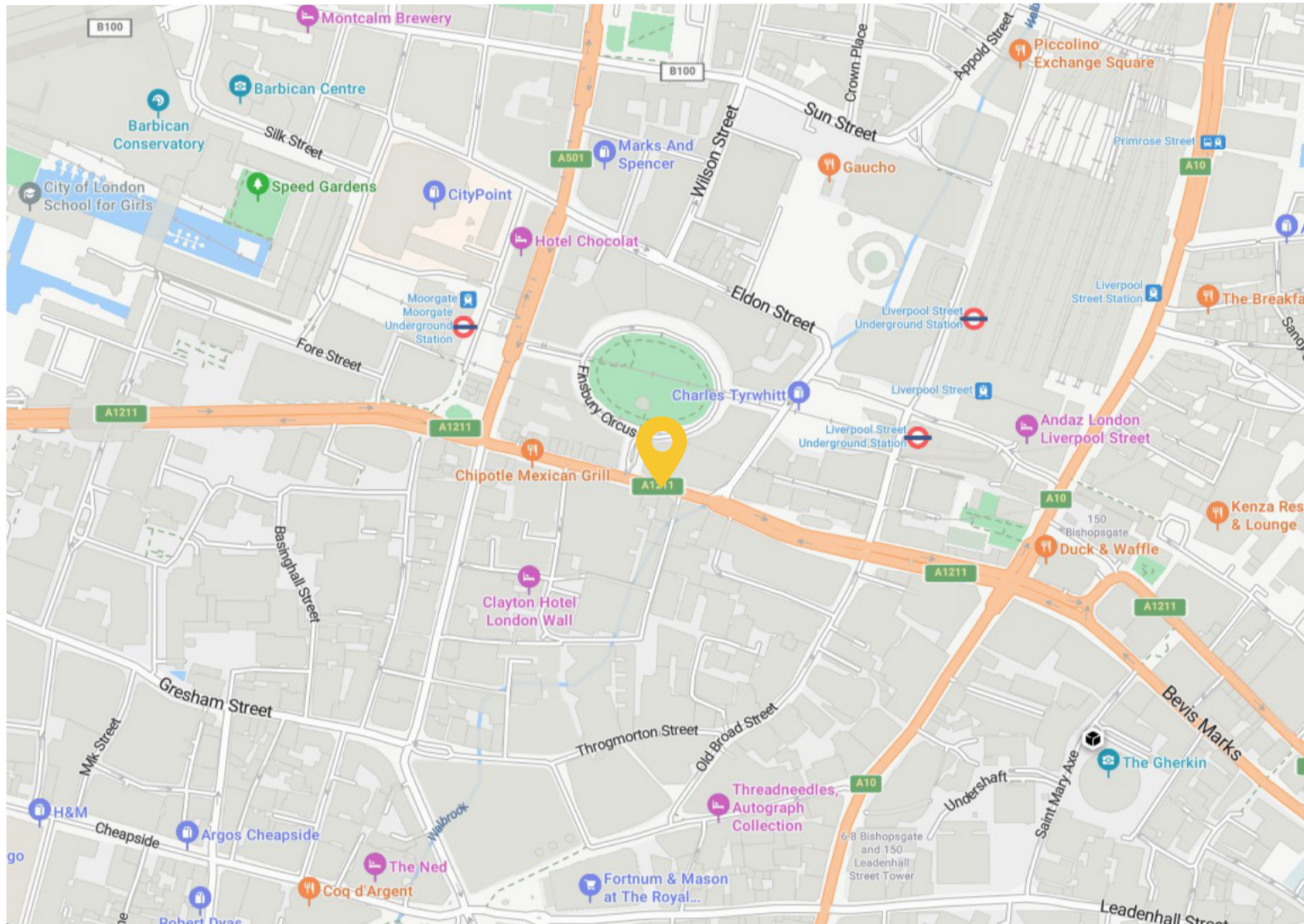
The property is elected to VAT which is therefore payable on rent and service charge.

Viewings

Viewings strictly by arrangement through sole agents Fisher German LLP.

Floor / Unit	Sq.ft	Sq.m
Unit 18-23	951	88

Location Map



Location

Address: 65 London Wall, London, EC2M 5TU

What3words: ///butter.smile.apron

Locations

Moorgate Underground Station:

3 min walk

London Liverpool Street Station:

4 min walk

Bank Underground Station:

8 min walk

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Doug Gordon

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Particulars dated July 2026 . Photographs dated 2025/26



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