

**fisher  
german**

# 64 London Wall

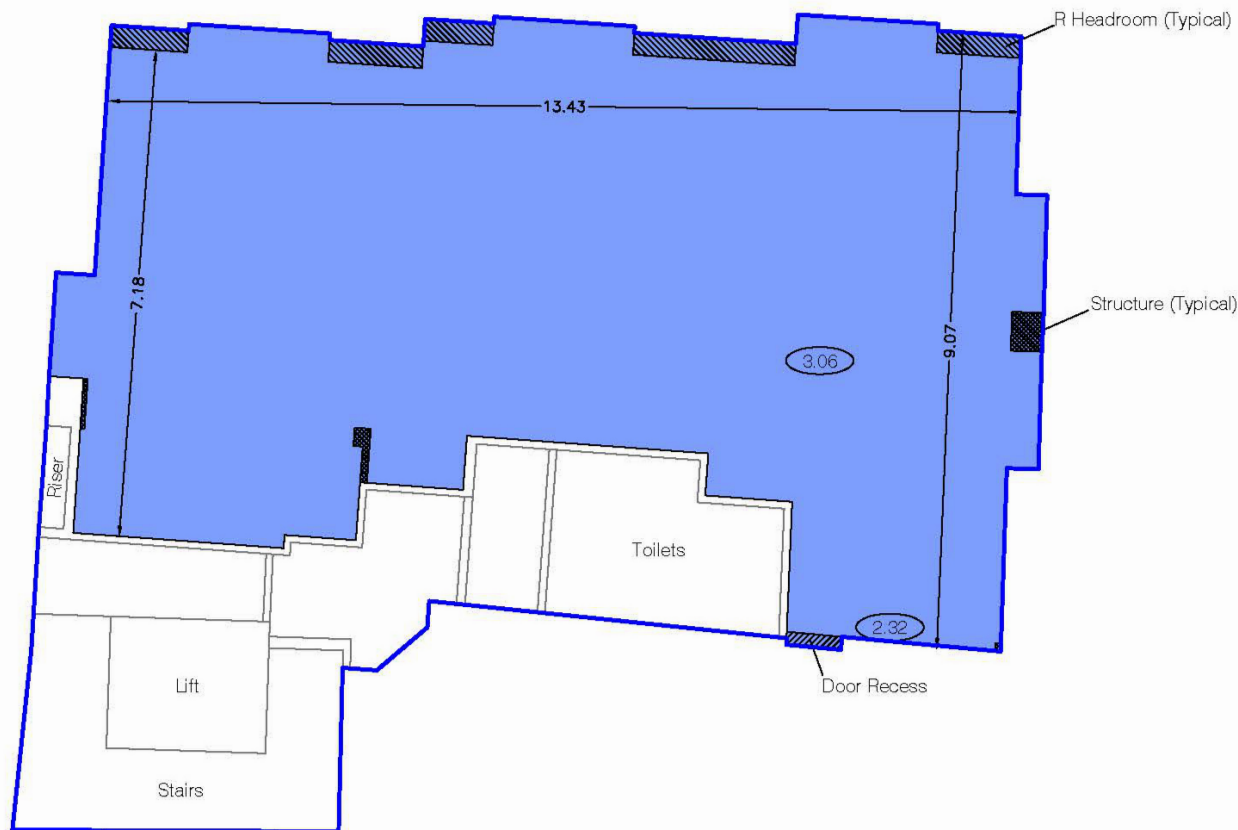
Liverpool Street  
London, EC2M 5TU

Leasehold | Office

1,076 - 2,382 Sq.ft (99.97-219.07 Sq.m)



**To let** | £32.50 psf pa excl.



## Key information



### Rent

£32.50  
(per sq ft pa excl)



### Service Charge

£16.17  
(per sq ft y/e April 2026)



### Business Rates

£16.03 -£16.49  
(per sq ft y/e April 2026)



### EPC Rating

D-E

## 64 London Wall

1,076 - 2,382 Sq.ft (99.97-219.07 Sq.m)

### Location

The property is situated on the south side of London Wall, between the junctions with Copthall Avenue and Throgmorton Avenue, and is just a short walk from both Moorgate and Liverpool Street stations, which offer access to the Metropolitan, Hammersmith & City, Circle, Central, and Elizabeth Underground lines, as well as Mainline services.

### Description

Two cost effective offices are available which have been newly redecorated and carpeted to a CAT A+ fit out. The floor plates provide a flexible and efficient workspace.

## Amenities



Passenger  
Lift



Suspended  
Ceiling



Excellent  
Natural  
Light

## Further information

### Lease Terms

A new Lease is available direct from the Landlord for a term up to 5 years.

### Rent

£32.50 per sq ft pa excl.

### Business Rates

Fourth Floor - £16.03 per sq ft pa.

Second Floor - £16.49 per sq ft pa.

Rating year April 2025 to April 2026.

All parties are advised to make their own enquiries with the rating authority..

### Service Charge

£16.17 per sq ft pa 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.

### VAT

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

## Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
Fourth	1,076	99.97
Second	1,282	119.1
<b>Total</b>	<b>2,358</b>	<b>219.07</b>

### Viewings

Strictly by prior arrangement through joint sole agents Fisher German LLP and Glinsman Weller.

### Location

**Address:** 64 London Wall, London EC2M 5TU

**What3words:** ///shrimp.chill.study

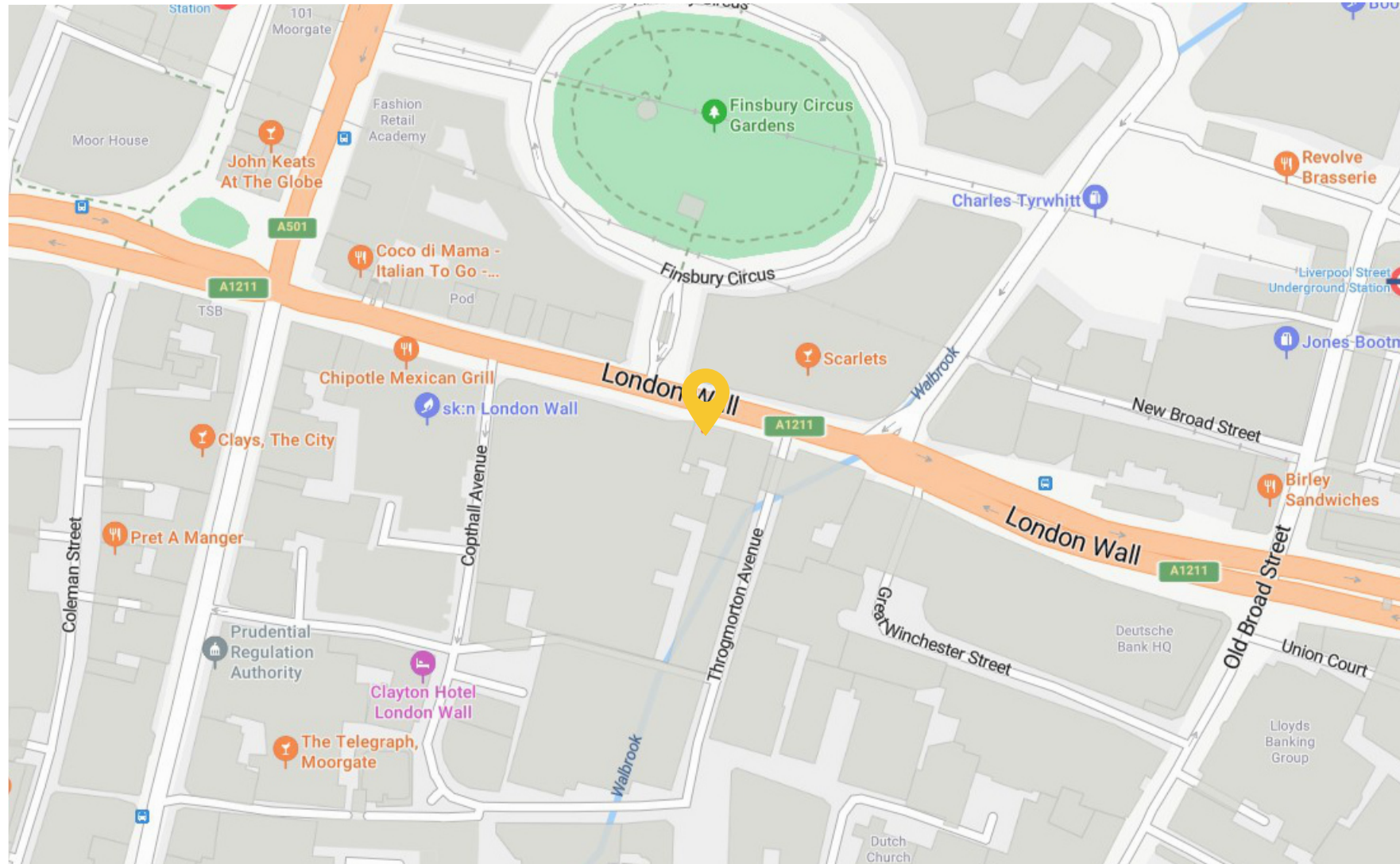
### Nearest Station

**Moorgate Station:** 0.2 miles - 3 min walk

**Liverpool Street Station:** 0.3 miles - 5 min walk

**Bank Station:** 0.4 miles - 7 min walk

## Location Map



## Contact us



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Particulars dated October 2025. Photographs dated Various.



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