

TO LET - OFFICE

---

# 17 MOORGATE

EC2R 6AR



## Key Highlights

- 1,499 to 10,810 sq ft
- LED lighting
- New Locker, Bicycle & shower facilities
- Raised floors
- New CAT A on the top floor
- Manned reception
- VRV air conditioning
- Metal tiled suspended ceilings

---

SAVILLS City  
15 Finsbury Circus  
London EC2M 7EB  
**020 7499 8644**  
[savills.co.uk](http://savills.co.uk)



## Location

17 Moorgate is situated in a prime City location on the west side of Moorgate, within 100 metres of the Bank of England.

Bank, Moorgate, St Pauls and Cannon Street stations are all within close walking distance. There are extensive shopping and restaurant facilities on Cheapside, One New Change and Moorgate. Moorgate station will benefit from the opening of the Elizabeth line.

## Description

The 6th floor has been fully refurbished to provide an efficient floor plate with excellent natural light.

The 5th floor is available in an existing tenant fit out or in a fully refurbished CAT A specification.

The 5th and 6th floors are connected via a spiral staircase.

However they can be let separately.

The 1st floor is available in a part fitted condition.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
6th	1,499	139.26	To Let	Available
5th	1,940	180.23	To Let	Available
4th	2,356	218.88	To Let	Available
2nd	2,350	218.32	To Let	Available
1st	2,319	215.44	To Let	Available
<b>Total</b>	<b>10,464</b>	<b>972.13</b>		

## Terms

A new lease for a term by arrangement directly with the Landlord.

## Viewings

Strictly by appointment.

## Business Rates

Rates payable: £20.80 per sq ft



## Contact

### Josh Lamb

07976 988 486

jlamb@savills.com

### Sophie Watts

07812 686 390

sophie.watts@savills.com

## IMPORTANT NOTICE

Savills, their clients and any joint agents 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 03/03/2026

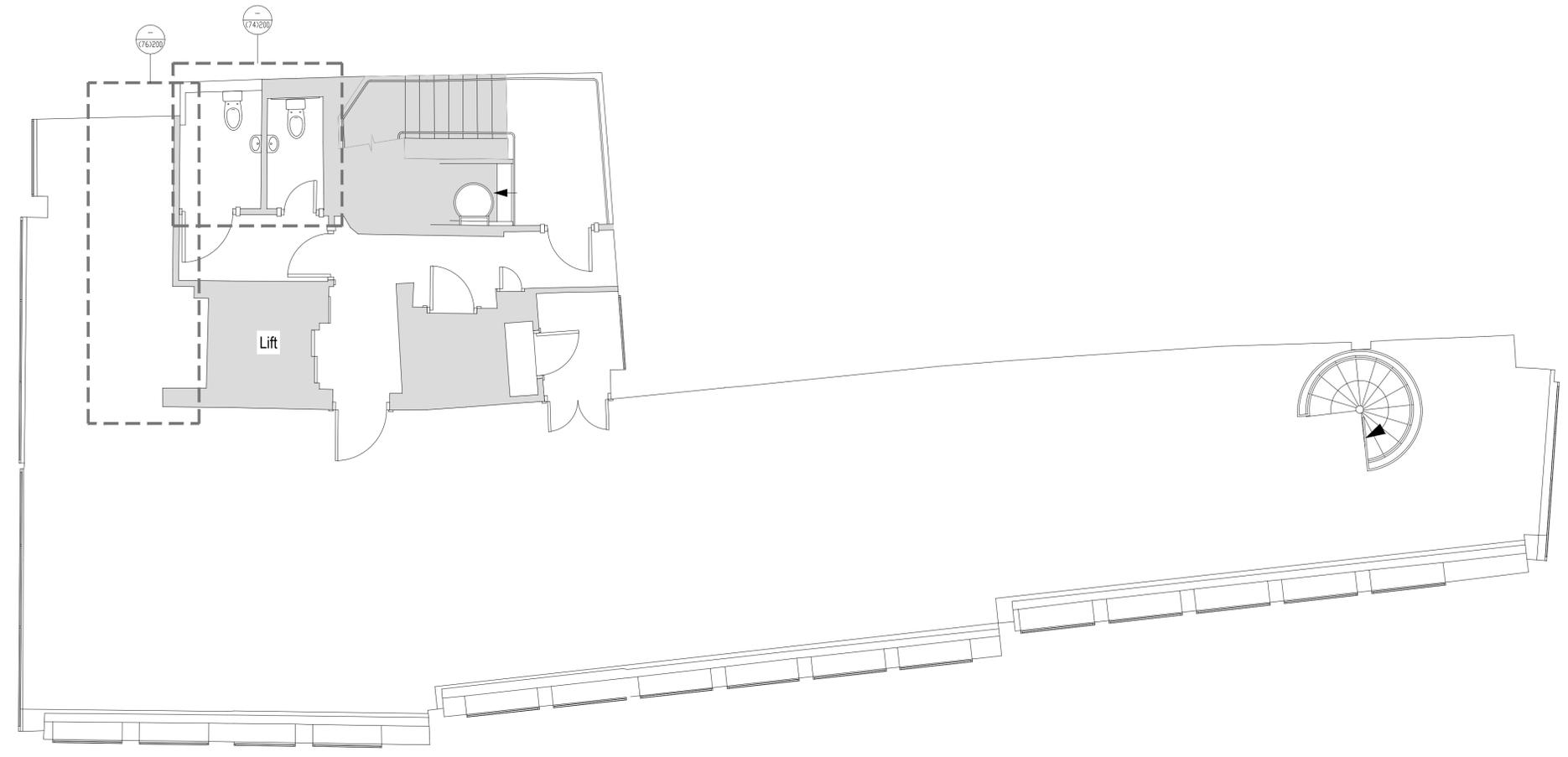
savills



DO NOT SCALE ANY DIMENSIONS OFF THIS DRAWING. ANY DISCREPANCIES BETWEEN THIS DRAWING AND OTHER INFORMATION ARE TO BE REFERRED TO FABRIC (EU) LIMITED WHERE THE DRAWING RELATES TO AN EXISTING BUILDING OR COMPLETED CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING THAT THERE IS NO CONFLICT BETWEEN ACTUAL BUILDING DIMENSIONS AND DRAWING DIMENSIONS. IN THE EVENT OF DISCREPANCIES BETWEEN THIS DRAWING AND SUBCONTRACTOR'S APPROVED WORKING DRAWINGS FOR RELEVANT BUILDING COMPONENTS, THE SUBCONTRACTOR'S DRAWING SHALL TAKE PRECEDENCE. ANY CONFLICTS ARISING OUT OF INFORMATION AS NOTED ABOVE MUST BE REPORTED IMMEDIATELY TO FABRIC (EU) LIMITED. THIS DRAWING IS THE COPYRIGHT OF FABRIC (EU) LIMITED. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.

GENERAL ARRANGEMENT KEY

BASE BUILD DEMISE/AREAS OUT OF SCOPE



NOTE:  
- ALL RETAINED FINISHES ARE TO BE PROTECTED DURING STRIP OUT.

REV	DATE	PURPOSE OF ISSUE	BY
C2	19.10.02	UPDATED TO SHOW TEA-POINT OMITTED	MT
C1	19.09.30	ISSUED FOR CONSTRUCTION	MT
P1	19.07.26	FIRST ISSUE	MT

CLIENT | OVAL EUROPE  
 PROJECT | 17 MOORGATE  
 LONDON, EC2R 6AR  
 DRAWING | GENERAL ARRANGEMENT PLAN  
 SIXTH FLOOR  
 SCALE | A1 @ 1:50  
 CAD FILE | 465(10)106\_C2.dwg  
 DRAWN | MT  
 CHECKED | MRV  
 DRAWING NO. | 465(10)106  
 STATUS |  PRELIMINARY  
 TENDER  
 CONSTRUCTION  
 AS BUILT  
 REV. C2