



TO LET

**Moorgate House, 5-8
Dysart Street,
Shoreditch, EC2A 2BX**

1,371 to 5,336 sq ft

Three Open Plan
Contemporary Office
Floors



Description

The floors provide good floor-to-ceiling heights and a contemporary fit-out providing meeting rooms, a separate kitchenette and WCs. Natural light is provided by large windows on two aspects and the units further benefit from air conditioning, engineered wooden flooring, and perimeter trunking.

The available space benefits from being open plan, each space is full of character and Moorgate House provides excellent connectivity being moments away from Liverpool Street Station.

A flexible lease is on offer making the unit suitable for a variety of occupiers.

Key points

- Three Floors Available
- Each Floor Available Separately
- Kitchenette and WCs
- Natural Light
- Video Entry
- Meeting Rooms
- Engineered Wooden Flooring
- Gas Central Heating & Air Conditioning



Location

Dryart Street benefits from close proximity to Moorgate, Liverpool Street, and Old Street Stations all being within a five minute walk. Providing excellent connectivity across London and beyond with access to the Central, Circle, Hammersmith & City, Metropolitan and Northern lines as well as mainline trains. With a range of restaurants, bars and lunch options from Spitalfields Market which is just a 10 minute walk away.

Transport Links



Liverpool Street 0.3 Miles



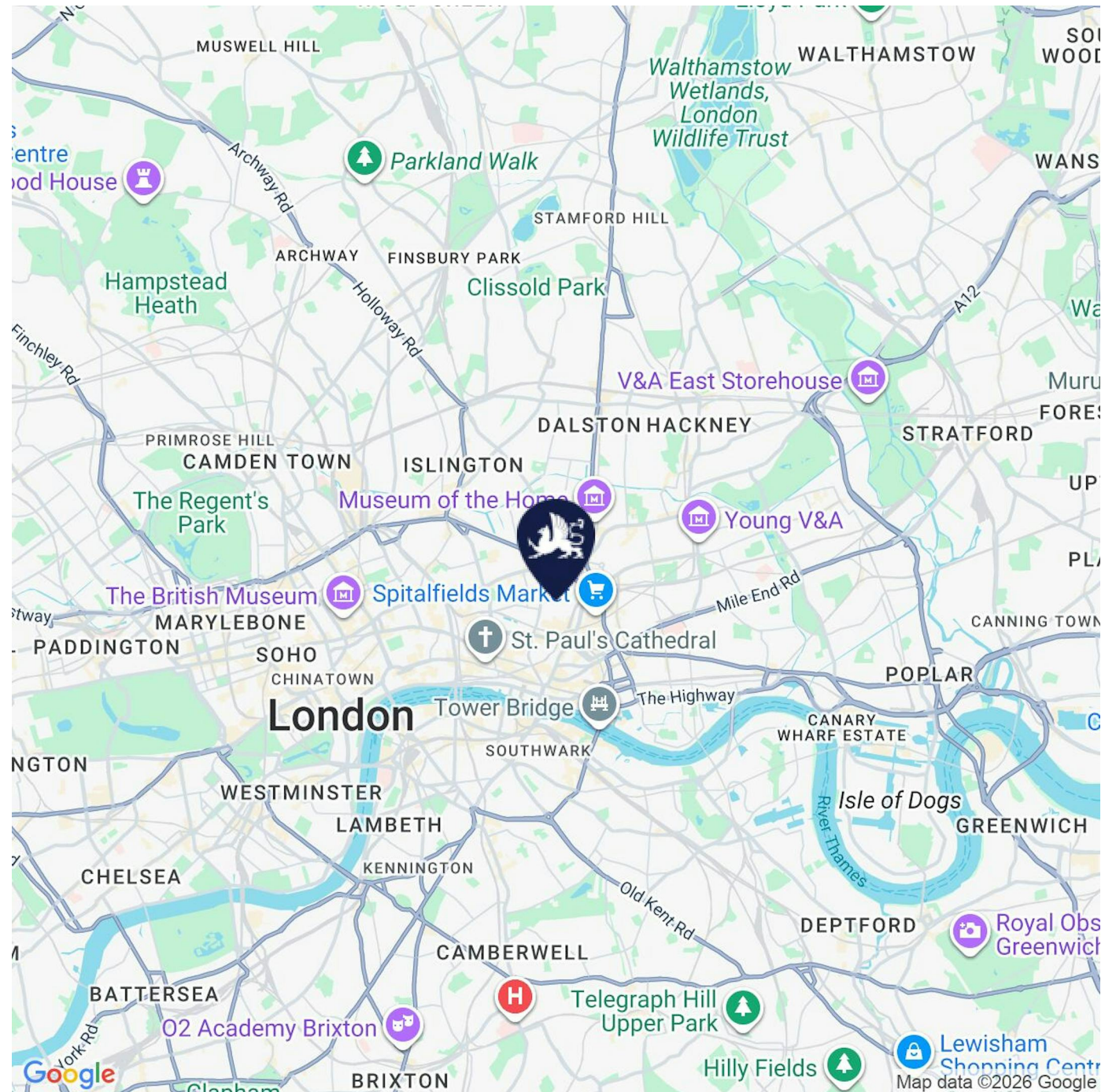
Moorgate 0.3 Miles



Old Street 0.3 Miles



Shoreditch High Street 0.3 Miles





Accommodation

Name	sq ft	sq m	Availability
Ground	2,139	198.72	Available
2nd	1,826	169.64	Available
3rd	1,371	127.37	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35 - £40 per sq ft
Rates	£15.40 per sq ft
Service Charge	£9 per sq ft Service charge is inclusive of electricity, water, gas and building insurance
VAT	On application
EPC	D (90)

Viewing & Further Information



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