

# CROSSLAND OTTER HUNT

60 Moorgate,  
London,  
EC2R 6EJ

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Impressive redeveloped building in  
the heart of the City

Available in CAT A condition, with  
landlord upgrade to CAT A+ from £75  
per sq ft

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1,829 sq ft (169.92 sq m)

020 7408 1114  
[www.coh.eu](http://www.coh.eu)



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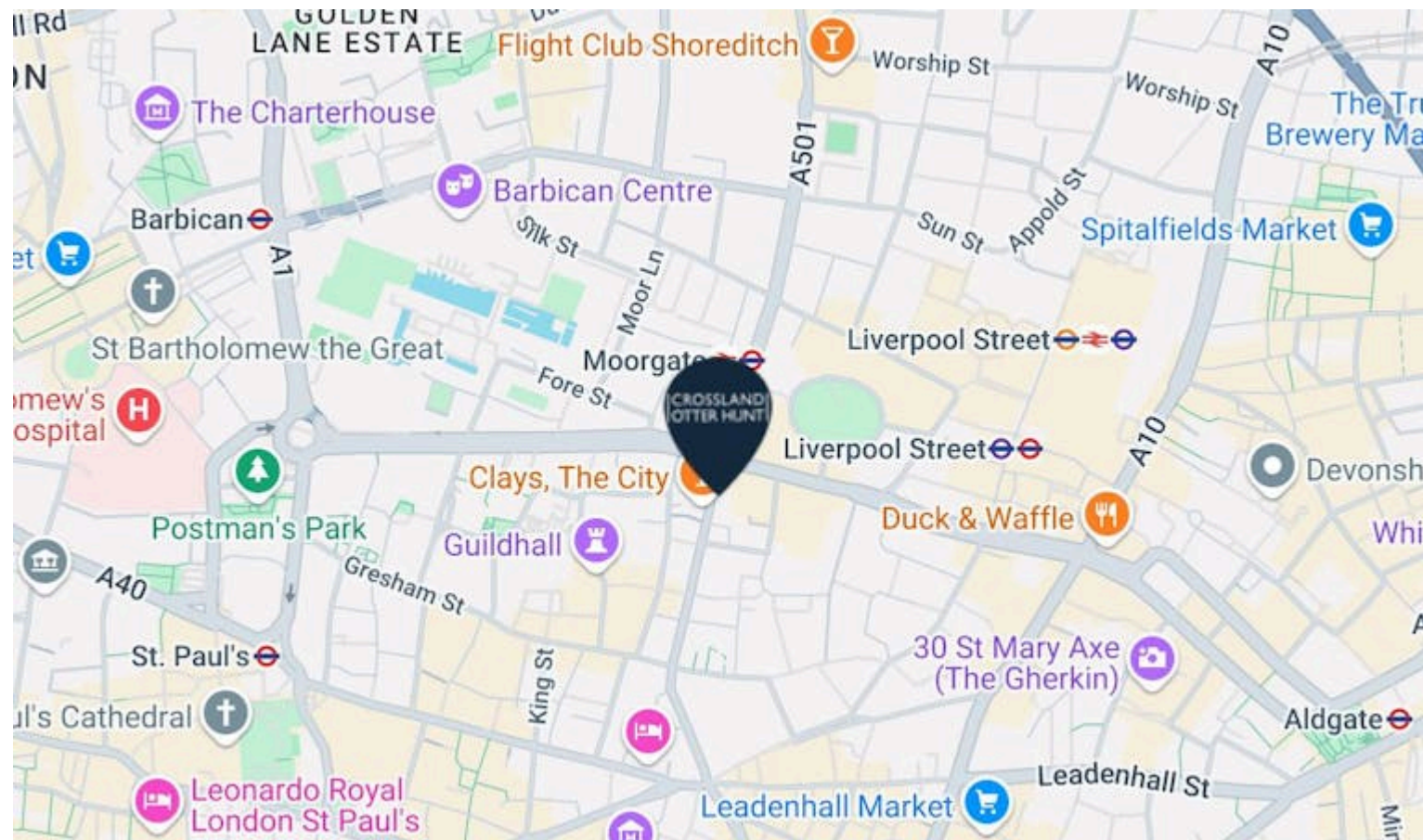
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## Nearest Stations



Moorgate  
(0.1 Miles)

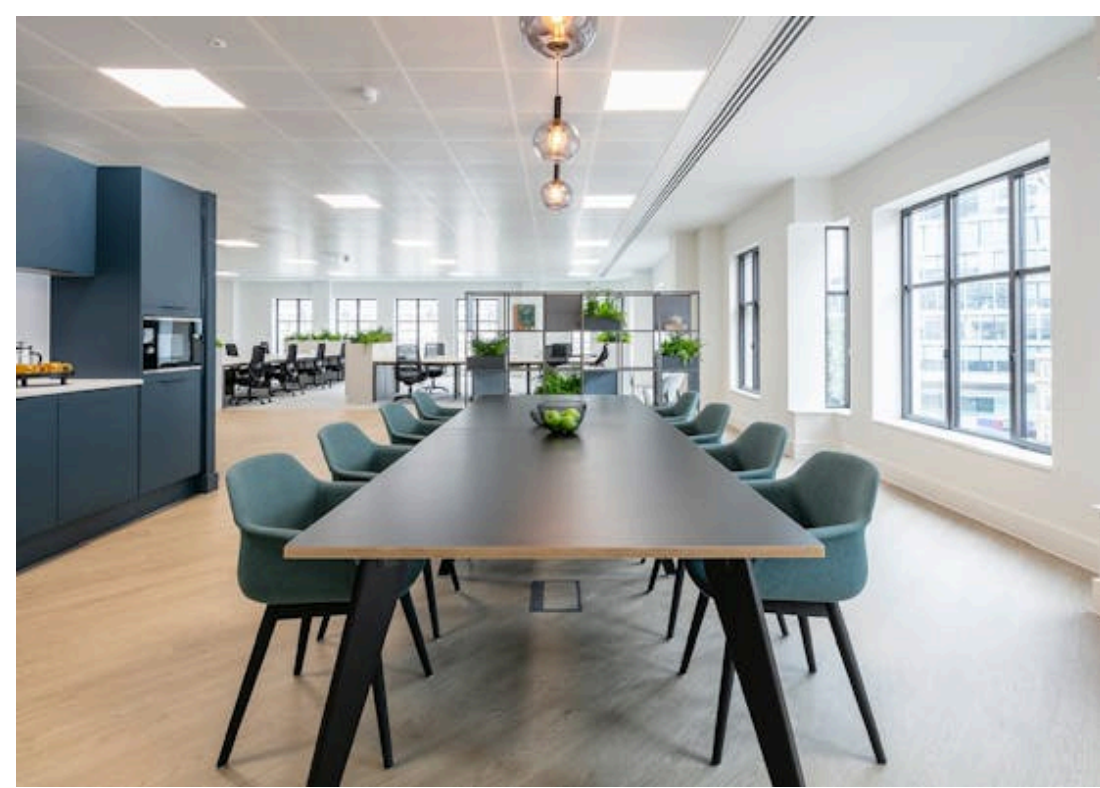


Bank  
(0.2 Miles)



Liverpool Street  
(0.3 Miles)

Situated in a prominent position on the junction of London Wall and Moorgate, 60 Moorgate provides a prestigious business address and close access to the capital's transport network with the new Moorgate entrance of the Elizabeth line just 150 yards away.



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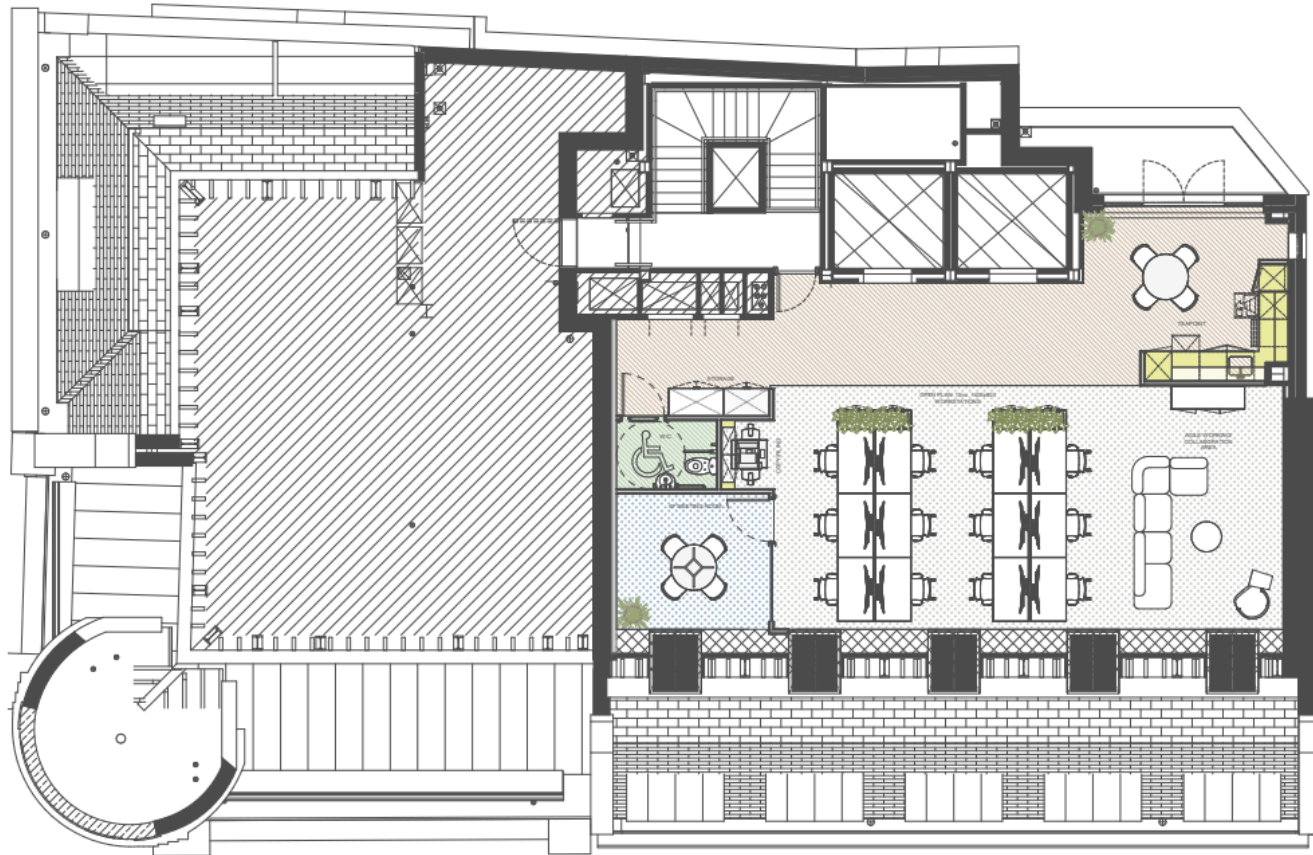
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- VRF air conditioning
- Cycle storage
- Balcony on 7th floor
- Typical floor to ceiling heights of 2.75m
- Column-free floor plates
- 2 x 13 person passenger lifts
- BREEAM – Excellent
- Full access raised floors
- Showers, lockers & changing facilities

# GENERAL ARRANGEMENT

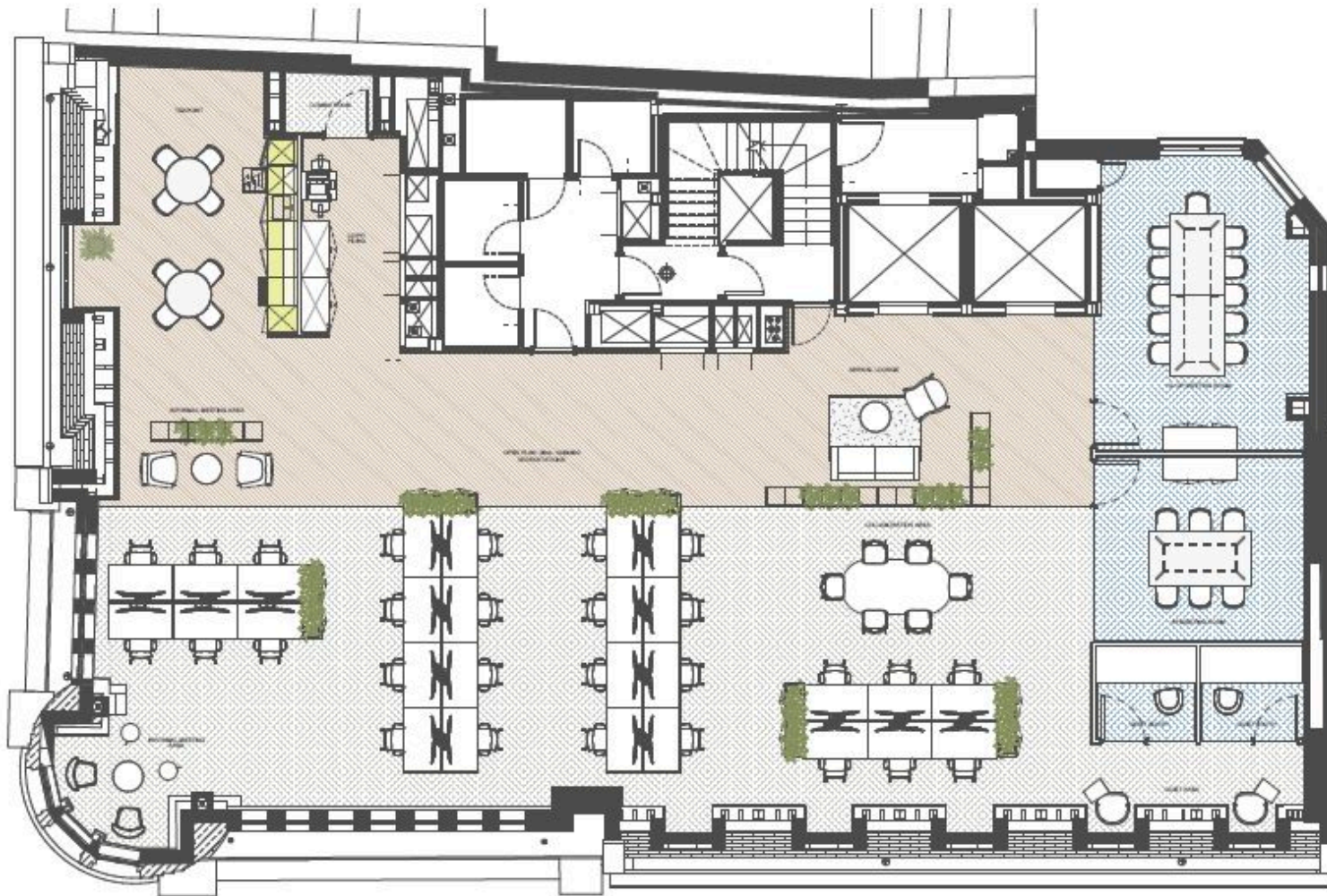
LEVEL 07



## ACCOMMODATIONSCHEDULE

Workstations	x12
Collaboration Area	x1
4P Meeting Room	x1
Quiet Area	x1
Teapoint	x1
Copy/Filing	x1
W/C	x1

# 1st Floor Potential Plan



## ACCOMMODATION SCHEDULE

Arrival Lounge	x1
10-12P Boardroom	x1
6P Meeting Room	x1
Workstations	x28
Collaboration Area	x1
Quiet Booth	x2
Quiet Area	x1
Informal Meeting Area	x2
Teapoint	x1
Copy/Filing	x1
Comms Room	x1

## Accommodation

NAME	SQ FT	SQ M	RENT	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL /SQ FT	TOTAL YEAR	AVAILABILITY
7th	1,829	169.92	£75 /sq ft	£32.07	£12.46	£119.53	£218,620.37	Available
1st	3,851	357.77	£77.50 /sq ft	£32.05	£12.46	£122.01	£469,860.51	Under Offer
Total	5,680	527.69		£32.06	£12.46	£120.77	£688,480.88	

# CROSSLAND OTTER HUNT

## CONTACT US



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020 7408 1114

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## Description

60 Moorgate is an impressive City building which has recently undergone a comprehensive refurbishment behind a retained façade. The building provides circa 28,000 sq ft of new office and retail space. This office floors provide 4,000 sq ft of column free Grade A workspace. 60 Moorgate offers occupiers a roof terrace on the top floor and bike storage and showers in the basement.

## Location

Situated in a prominent position on the junction of London Wall and Moorgate, 60 Moorgate provides a prestigious business address and close access to the capital's transport network with the new Moorgate entrance of the Elizabeth line just 150 yards away.

## Terms

A new lease is available direct from the landlord.

## EPC

Upon enquiry

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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Visit Our Office  
3-5 Barrett Street  
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