

SEVEN

EC2

MOORGATE



THE BUILDING

A prestigious office building in the heart of the City

7 Moorgate is an outstanding office building in the centre of the City, offering newly refurbished office space. Developed behind an impressive retained 19th century facade, it benefits from excellent natural light on three elevations.

Offering fully fitted (3rd floor) and new CAT A (1st and 2nd floor) office space – 7 Moorgate is perfect for businesses looking for choice, in an unrivalled location just minutes from Bank and Moorgate Stations.

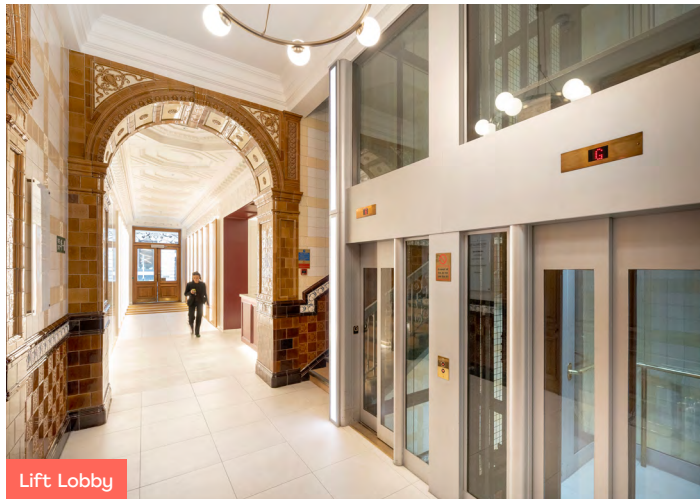




Reception



Cycle Storage



Lift Lobby

SPECIFICATION

Everything to meet a modern occupier's needs



Staffed reception



Raised access floors



Building not VAT elected



Two 8 person passenger lifts



Excellent natural light via openable sash windows



New cycle store with 30 racks and 5 showers



New VRF heating & air conditioning system



Backbone Connect super-fast internet



3rd Floor Kitchen / Breakout Area



3rd Floor Open Plan Office

THIRD FLOOR

Newly fully fitted



52 open plan desks



Reception / welcome area



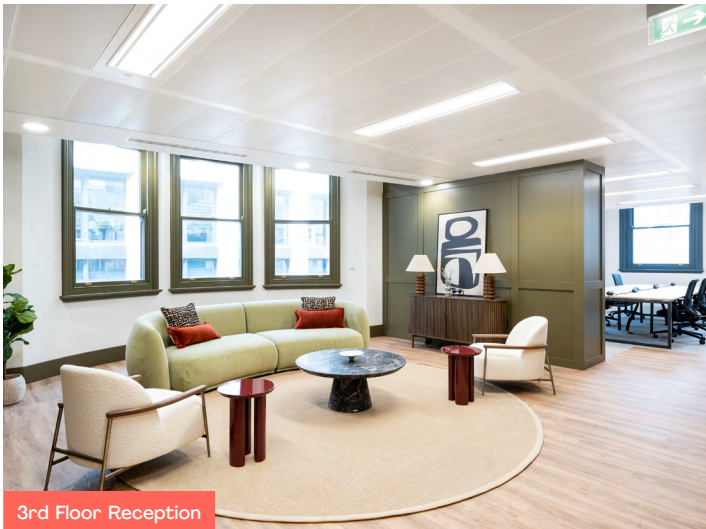
2 & 4 person meeting rooms



10 & 14 person meeting rooms



Kitchen + bar area



3rd Floor Reception



3rd Floor Boardroom



1st Floor / Cat. A

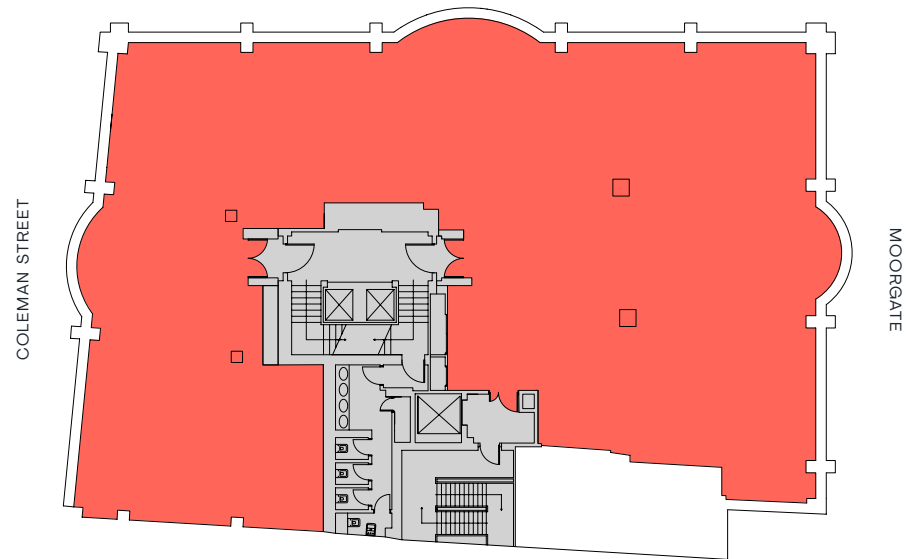
ACCOMMODATION

Flexible floors with fully fitted and Cat A specifications

Floor	Finish	sq ft	sq m
3rd	Fully Fitted	5,750	534
2nd	New CAT A	5,755	535
1st	New CAT A	5,577	518
Total		17,082	1,587

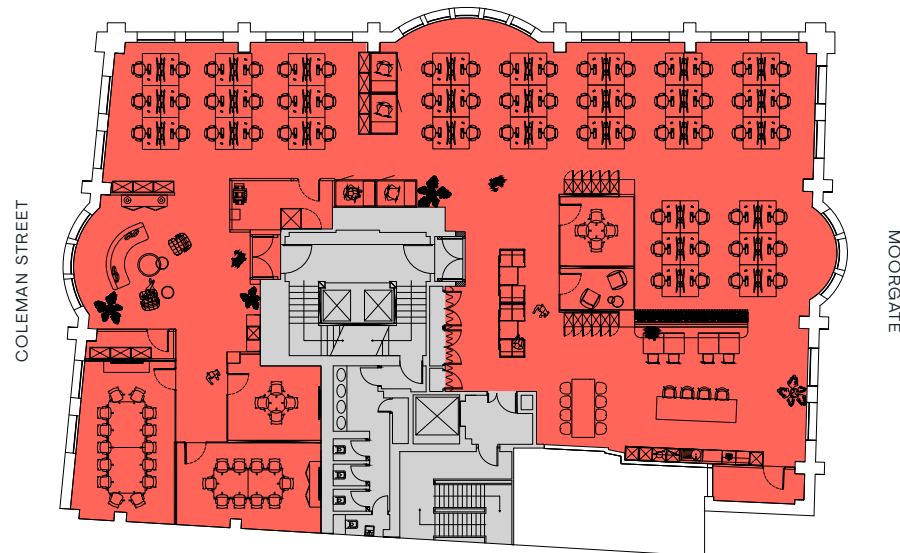
1st

5,577 sq ft / 518 sq m



3rd

5,750 sq ft / 534 sq m



For indicative purposes only. Not to scale.

THE LOCATION

At the beating heart of the City

Bars & Restaurants

- 1 Goodman
- 2 The Gable
- 3 Cabotte
- 4 COYA
- 5 The Anthologist
- 6 Coq D'Agent
- 7 The Ivy
- 8 Brigadiers
- 9 Cecconis
- 10 Lutyens

Gyms

- 11 Pure Gym
- 12 Gymbox
- 13 City Athletic
- 14 1Rebel
- 15 Virgin Active

Coffee

- 16 Grind
- 17 Caffè Nero
- 18 SOHO Coffee Co.
- 19 Black Sheep Coffee
- 20 Benugo
- 21 Pret a Manger

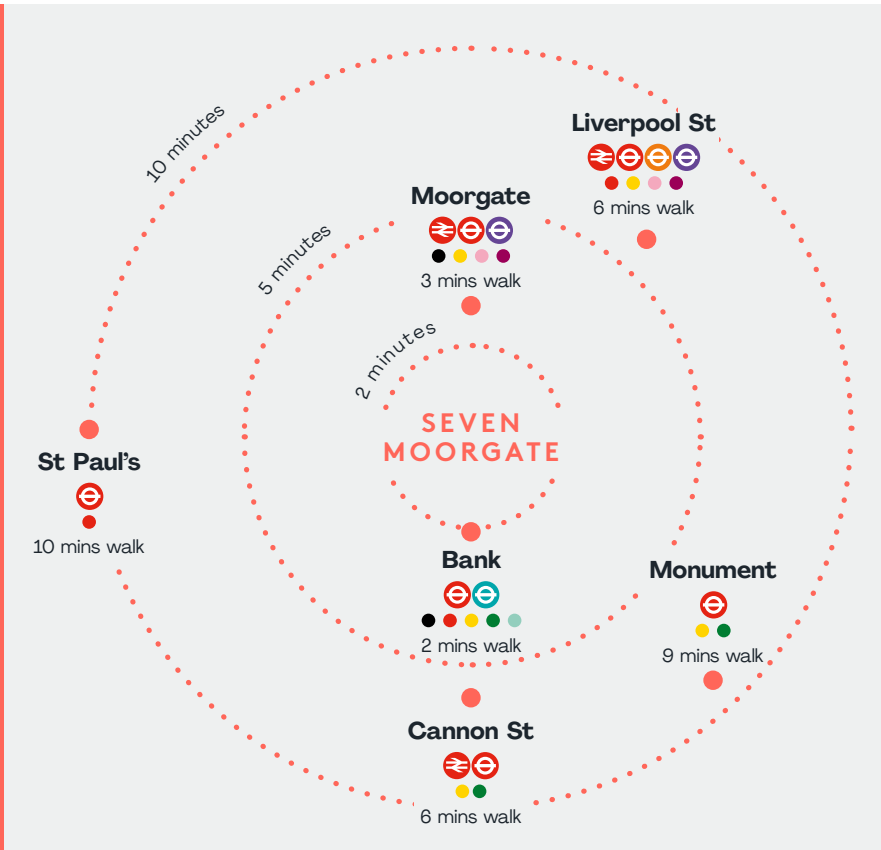


CONNECTIVITY

Exceptional transport links

With the arrival of the Elizabeth Line, Moorgate has become a key hub, providing direct links to the West End, Canary Wharf and London Heathrow.

The Moorgate and Liverpool Street entrances to the Elizabeth Line are a short walk from the property, and provide access to Bond Street and Canary Wharf within 7 minutes and Heathrow airport within 33 minutes.



Elizabeth Line Journey Times



Source: TfL

CONTACTS

VIEWINGS

Strictly through the joint
sole letting agents.



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