

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.

The first floor offers 5,577 sq ft of refurbished Cat A office space, with Lanlord fit-out available if required. 7 Moorgate is situated in an unrivalled location just minutes from Bank and Moorgate Stations.

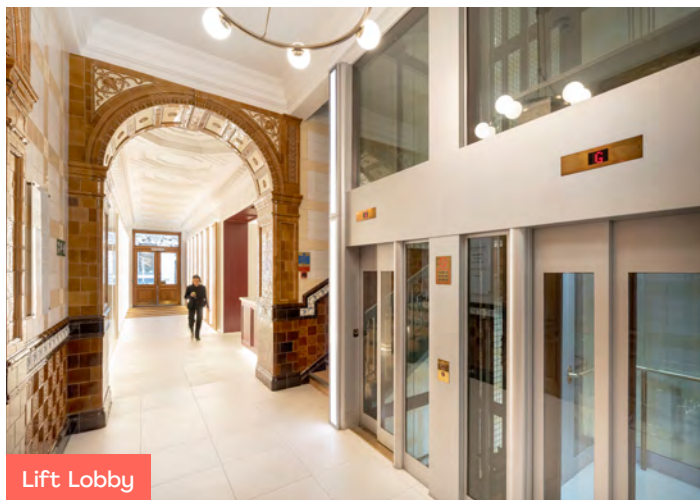




Reception



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 and
showers



New VRF
heating & air
conditioning
system



Backbone
Connect
super-fast
internet

THE SPACE

Perfect for businesses
looking for a place to
make their own

First Floor



Indicative Floor



Indicative Floor



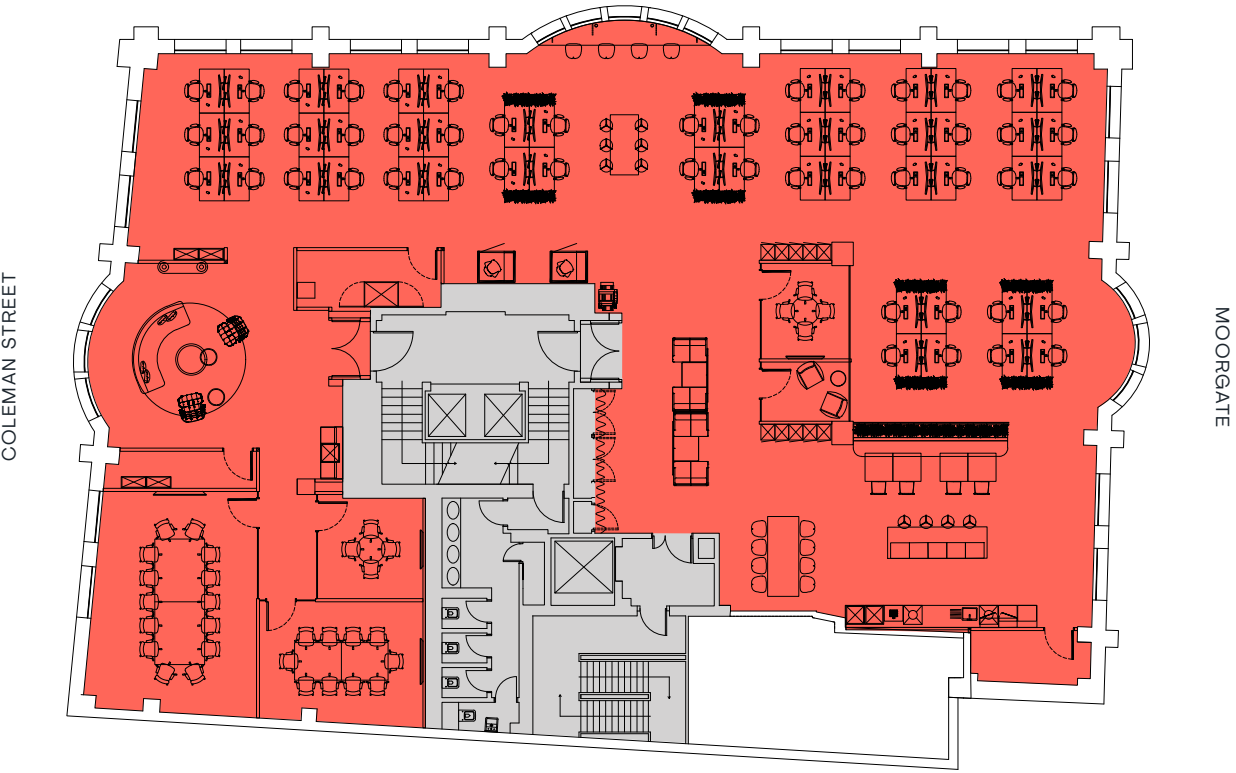
Indicative Floor



Indicative Floor

1st Floor Plan - Indicative Fit-out

5,577 sq ft / 518 sq m



COLEMAN STREET

MOORGATE



For indicative purposes only, not to scale.

Open plan desks	52	2 person meeting room	01	14 person meeting room	01
Hotdesks	10	4 person meeting rooms	02	Reception / breakout area	01
Quiet booths	02	10 person meeting room	01	Kitchen	01

ACCOMMODATION

Cat A space,
ready for you to
make your mark

Floor	Finish	sq ft	sq m
3rd			Let
2nd			Let
1st	Cat A	5,577	518
Total		5,577	518

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

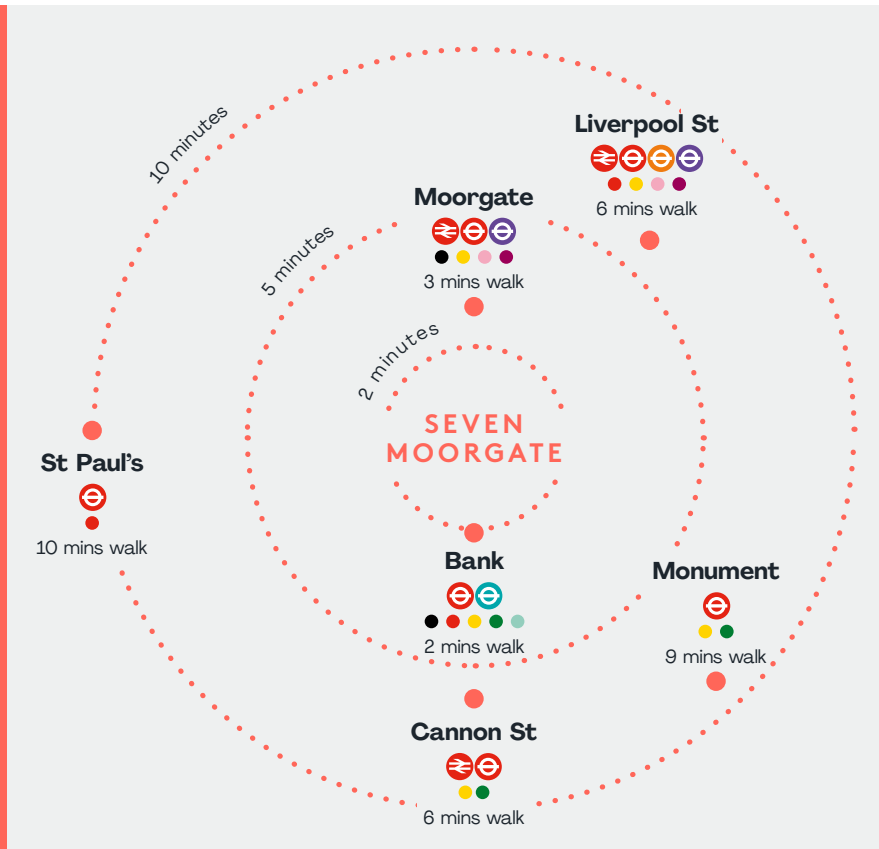


CONNECTIVITY

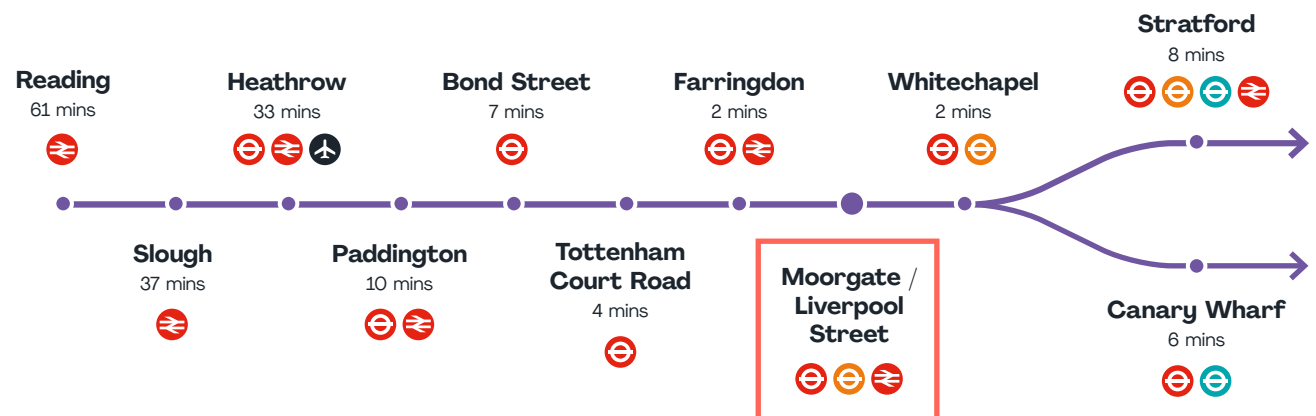
Exceptional transport links

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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TERMS

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