

MOORGATE

1 FORE ST, LONDON, EC2Y 5EJ



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

These brand new serviced offices offer a flexible solution to any businesses needs. They can cater from a desk in the shared environment up to large private offices with excellent natural light and contemporary design. This modern dynamic building is trendy as it doesn't have the normal City feel by using glazing instead of stud walls. It is also one of the only truly "all inclusive" options where the cost of the office even includes IT and meeting rooms.

LOCATION

The offices are only a couple of minutes walk from Moorgate underground station with access to the Northern Line. They are also only around 8 minutes walk to Bank in the South and Liverpool Street in the East.

SPECIFICATION/AMENITIES

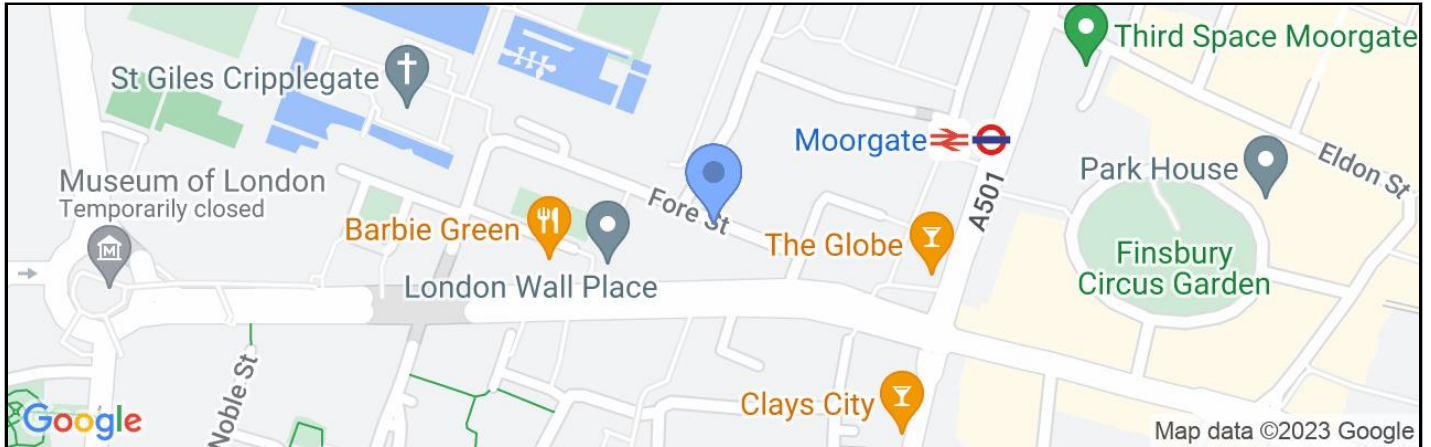
- Exposed concrete ceilings and services
- New High Quality Fit out
- New showers
- Hot Desking
- Meeting rooms
- Excellent natural light throughout
- Flexible term length

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

0203 440 9809

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Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. December 2023