

Made



44 Moorfields, EC2Y

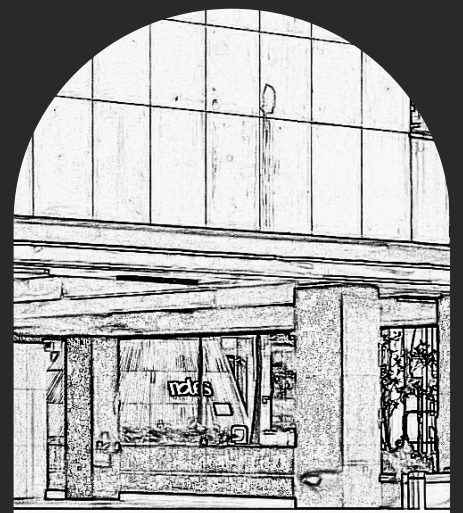
Fully Managed Space

Part 6th floor

3,000 sq ft

Fully fitted

£140.00 per sq ft per annum all inclusive



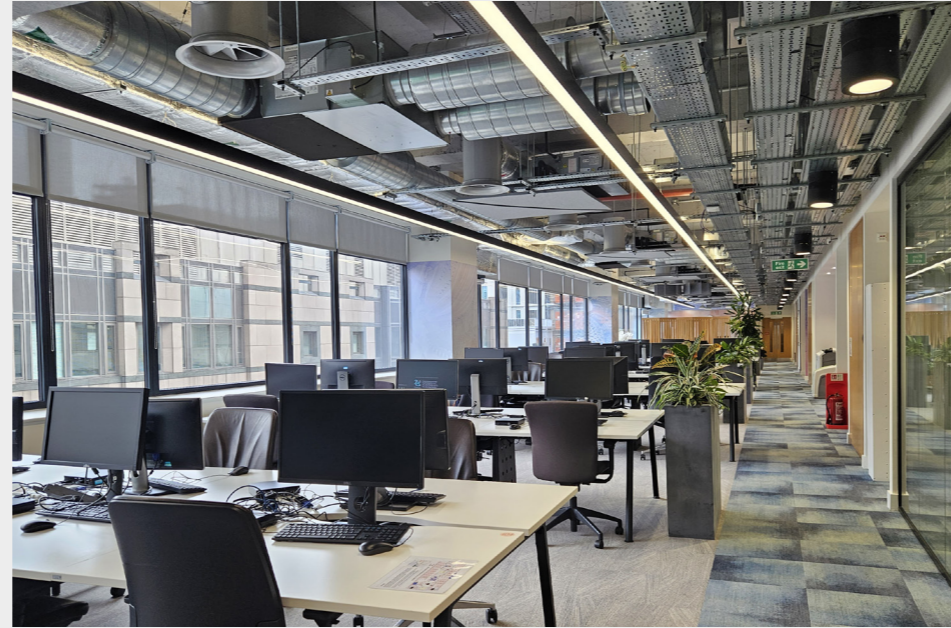
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Description

The accommodation provides the following fully fitted space:

- 30 x workstations
- Large meeting room
- Boardroom
- 4 person private office
- Ample breakout area
- 6th floor views



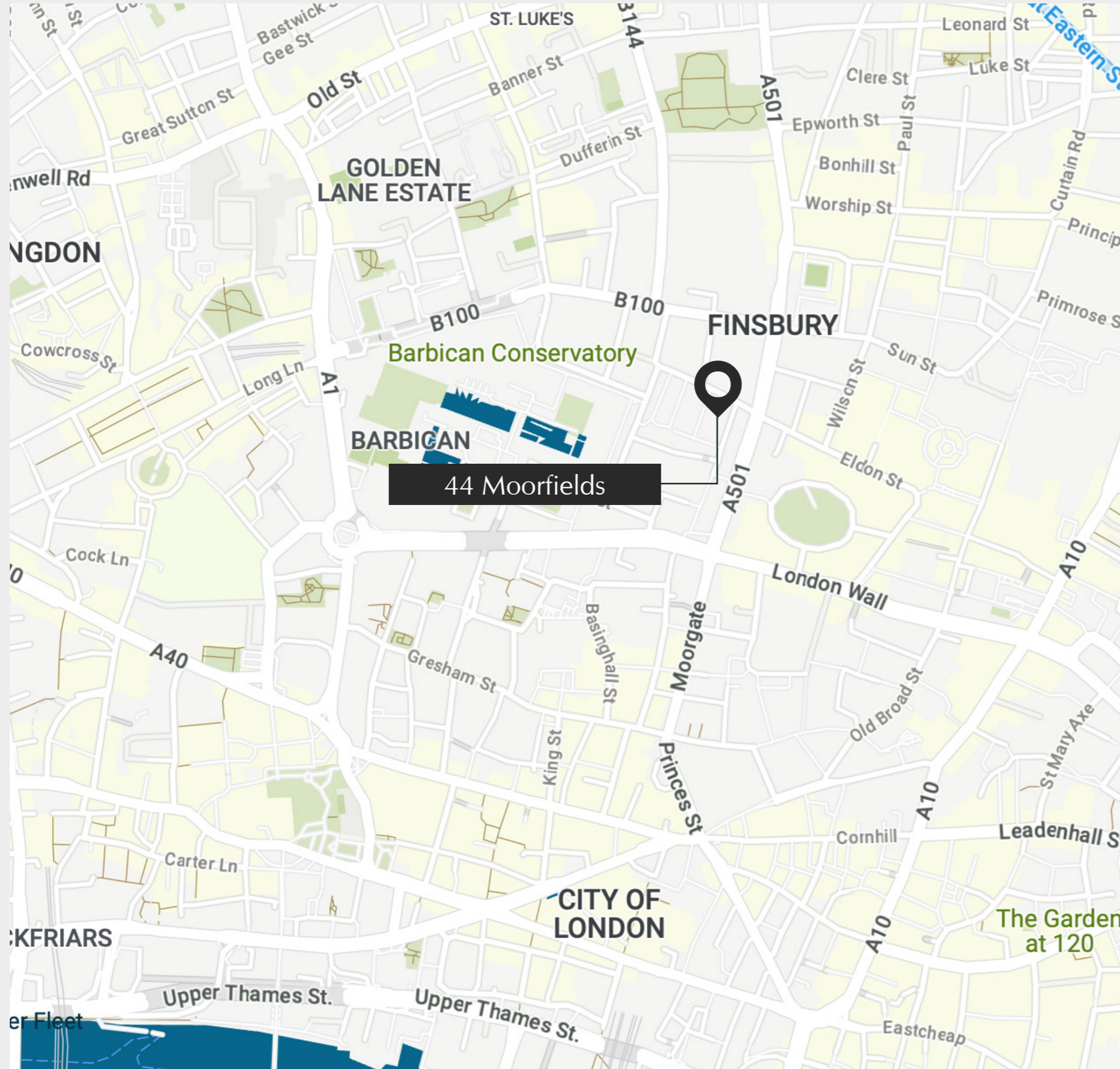


Part 6th Floor - 3,000 sq ft

The 6th floor is available with the benefit of a full fit out provided by the existing tenant together with excellent natural light.







Location.

44 Moorfields sits in a prominent central City location, adjacent to the new western entrance of the Crossrail station at Liverpool Street, as well as to Moorgate Station.

- Liverpool Street 7minutes
- Barbican 7minutes
- Old Street 10minutes



Amenities

Equipped with two meeting rooms / private offices, breakout area and kitchenette, reception area, bathrooms and shower room.

24HR Access



Nearby Transport Hubs



Excellent Natural Light



LED Lighting



VRF AIR CONDITIONING



Fully Fitted



Terms.

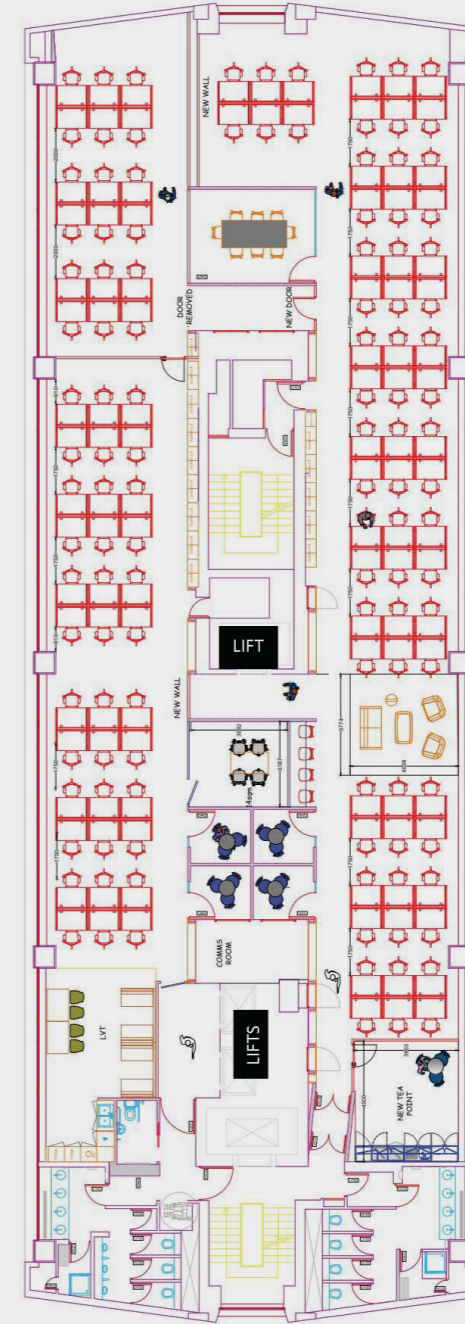
The floors is available on a Fully Managed basis for a term expiring 1st April 2027.

All-inclusive cost: £140.00 per sq ft per annum*

*The all-inclusive rent is comprised of: rent, business rates, service charge, full facilities management, Wifi connectivity, cleaning, waste management, and more. Utilities included on a base rate that is variable upon consumption. Additional managed services information is included on the following page.



6th FLOOR, 44 MOORFIELDS, LONDON EC2Y 9AL



*Floor plan not to scale

Managed services included.

Our team is trained to deliver the highest levels of customer service and operational capabilities, covering key areas such as hospitality, client engagement, health & safety, contract and invoice management and more.

Additional bespoke hospitality services are also available on request.



Account Management



- > Dedicated local account manager
- > Day to day management of all services
- > Customer and landlord liaison
- > Compliance reporting
- > Monthly H&S and FM site inspection
- > *...and more*

Cleaning Services



- > Daily cleaning service 2 hours per day including cleaning supplies and consumables
- > Refuse removal from general waste and recycling disposal points
- > Quarterly internal window clean
- > *...and more*

Health & Safety Management



- > Annual Fire Risk Assessment by qualified contractor
- > Annual H&S Risk Assessment by qualified contractor
- > Water Risk Assessment by qualified contractor
- > *...and more*

Facilities Management



- > Wi-Fi connection
- > 24/7 facilities help desk and out of hours response
- > Management of the site/landlord relationship to manage building facilities issues
- > Monthly planned preventative maintenance
- > Annual power testing
- > *...and more*

Hospitality & Catering



- > Bean to cup coffee machine
- > Daily replenish of all consumables
- > Kitchenware
- > *...and more*

Additional Bespoke Services*



- > Dedicated receptionist
- > Office supplies
- > Bespoke catering
- > *...and more*

*these additional bespoke services are not included in the list price

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