

T W E L V E  
A P P O L D  
S T R E E T

LONDON EC2

3,510 - 10,752 SQ FT  
FULLY FITTED REFURBISHED  
OFFICE SPACE TO LET

# MADE FOR BUSINESS.



01

£ Rents from £49.50 psf

🍴 200m to Broadgate Circle

🪑 Fully fitted office floors

📍 3min walk to Liverpool St station

**Take your place at Twelve Appold Street. Three fully fitted office floors in a vibrant City meets Shoreditch location.**

The available floors provide 3,510 - 10,752 sq ft of newly refurbished, fully fitted office accommodation. The column-free spaces are arranged in an open plan layout, complete with meeting rooms and breakout areas.

TWELVE APPOLD STREET



# ALL THINGS CONSIDERED.



THIRD FLOOR WORKSTATIONS



Concierge reception



Column free open floors



Accessible raised floor



New shower facilities



24hr access & security



Bicycle storage



2 x 13 person passenger lifts



Air conditioning



SHOWER FACILITIES



FOURTH FLOOR KITCHENETTE



FOURTH FLOOR MEETING ROOM



FOURTH FLOOR WORKSTATIONS



THIRD FLOOR WELCOME AREA



THIRD FLOOR WORKSTATIONS



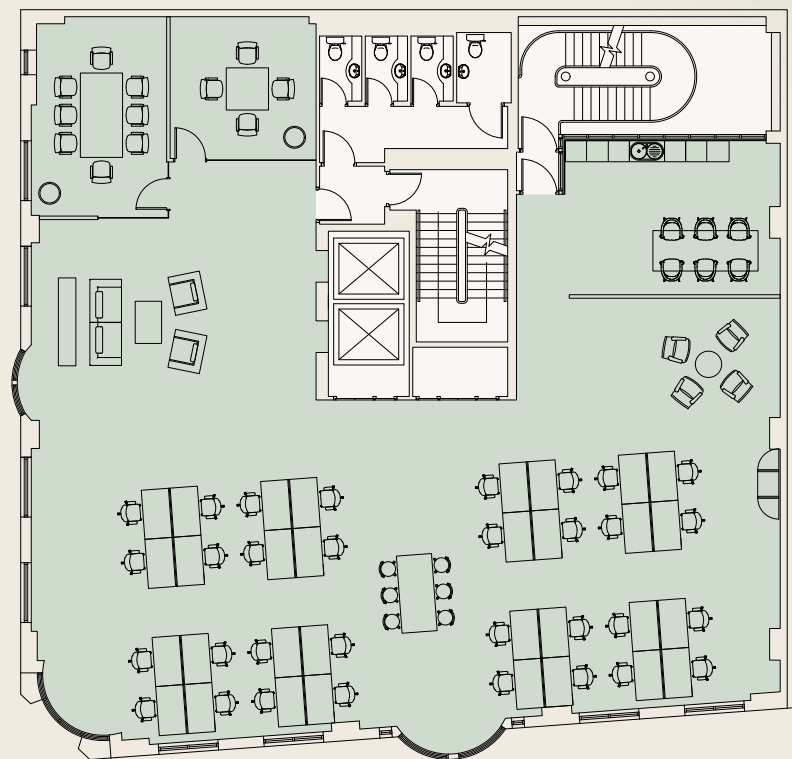
THIRD FLOOR 1 PERSON OFFICE

# FULLY FITTED SPACES.

FLOOR	SQ FT	SQ M
5th	3,510	326
4th	3,606	335
3rd	3,636	338
<b>Total</b>	<b>10,752</b>	<b>999</b>

## TYPICAL FLOOR (4TH) 3,606 SQ FT (335 SQ M)

- 1 X RECEPTION / WELCOME AREA
  - 32 X OPEN PLAN WORKSTATIONS\*
  - 1 X 8 PERSON MEETING ROOM
  - 1 X 4 PERSON BOARDROOM
  - 1 X KITCHENETTE / BREAKOUT AREA
- \* CAN BE INCREASED TO 40 WORKSTATIONS



Appold Street

● Office ● Core

Floorplans not to scale.  
For indicative purposes only.



FOURTH FLOOR BREAKOUT AREA

# THE BEST OF BOTH WORLDS.

Twelve Appold Street has it all.

With Shoreditch, Broadgate Circle and Spitalfields Market on the door step – the Appold's City meets Shoreditch location offers a truly diverse amenity mix – offering the very best of London's restaurant, bar and leisure scene, morning to night.



# HERE AND THERE.

The building's position means Liverpool Street, Old Street, Moorgate and Shoreditch High Street stations are all within easy walking distance.

Liverpool Street station is just a three minute walk away, providing access to the Underground, Overground, Elizabeth Line and National Rail networks. The Elizabeth Line has transformed journeys across London and beyond.

## CONNECTIVITY

LIVERPOOL ST		03 MINS	
MOORGATE		07 MINS	
SHOREDITCH HIGH ST		07 MINS	
OLD ST		09 MINS	

TWELVE APPOLD STREET

Walk times from the building. Source: TFL.



# READY TO TALK?

## TERMS

Available on new leases,  
floor by floor or as a whole.

## VIEWINGS

Strictly through the joint  
sole letting agents.

## VAT

VAT is applicable.

## EPC

EPC C.

## PLANNING

E Class (office) use.

**fisher  
german**

 **Knight  
Frank**

## BEN STANLEY

M 07974 529 675  
E [ben.stanley@fishergerman.co.uk](mailto:ben.stanley@fishergerman.co.uk)

## BEN PLAYER

M 07814 066 311  
E [ben.player@knightfrank.com](mailto:ben.player@knightfrank.com)

## JESSIE HIGH

M 07467 727 210  
E [jessie.high@fishergerman.co.uk](mailto:jessie.high@fishergerman.co.uk)

## ELOISE WORDIE

M 07976 668 506  
E [eloise.wordie@knightfrank.com](mailto:eloise.wordie@knightfrank.com)

Misrepresentation Act 1967: Fisher German and Knight Frank for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:  
1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Fisher German or Knight Frank, nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. Computer Generated Images are for indicative purposes only and do not necessarily represent the finished design specification. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. April 2026.

12appoldstreet.london