

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





THIRD FLOOR WORKSTATIONS

ALL THINGS CONSIDERED.

02



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

TWELVE APPOLD STREET



FOURTH FLOOR WORKSTATIONS



THIRD FLOOR WELCOME AREA



THIRD FLOOR WORKSTATIONS



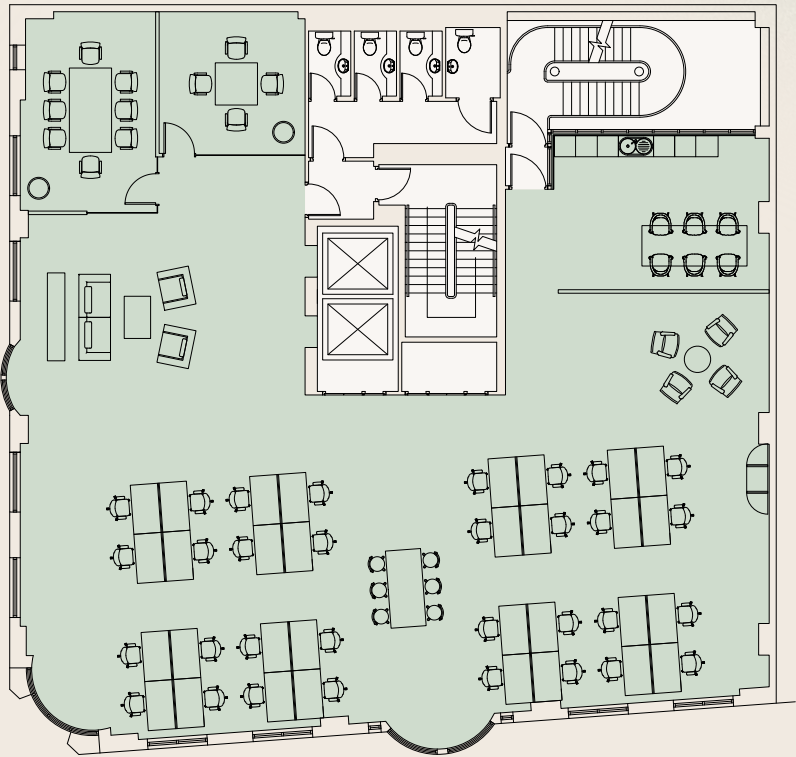
THIRD FLOOR 1 PERSON OFFICE

FULLY FITTED SPACES.

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

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.



05



TWELVE APPOLD STREET

HERE AND THERE.

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

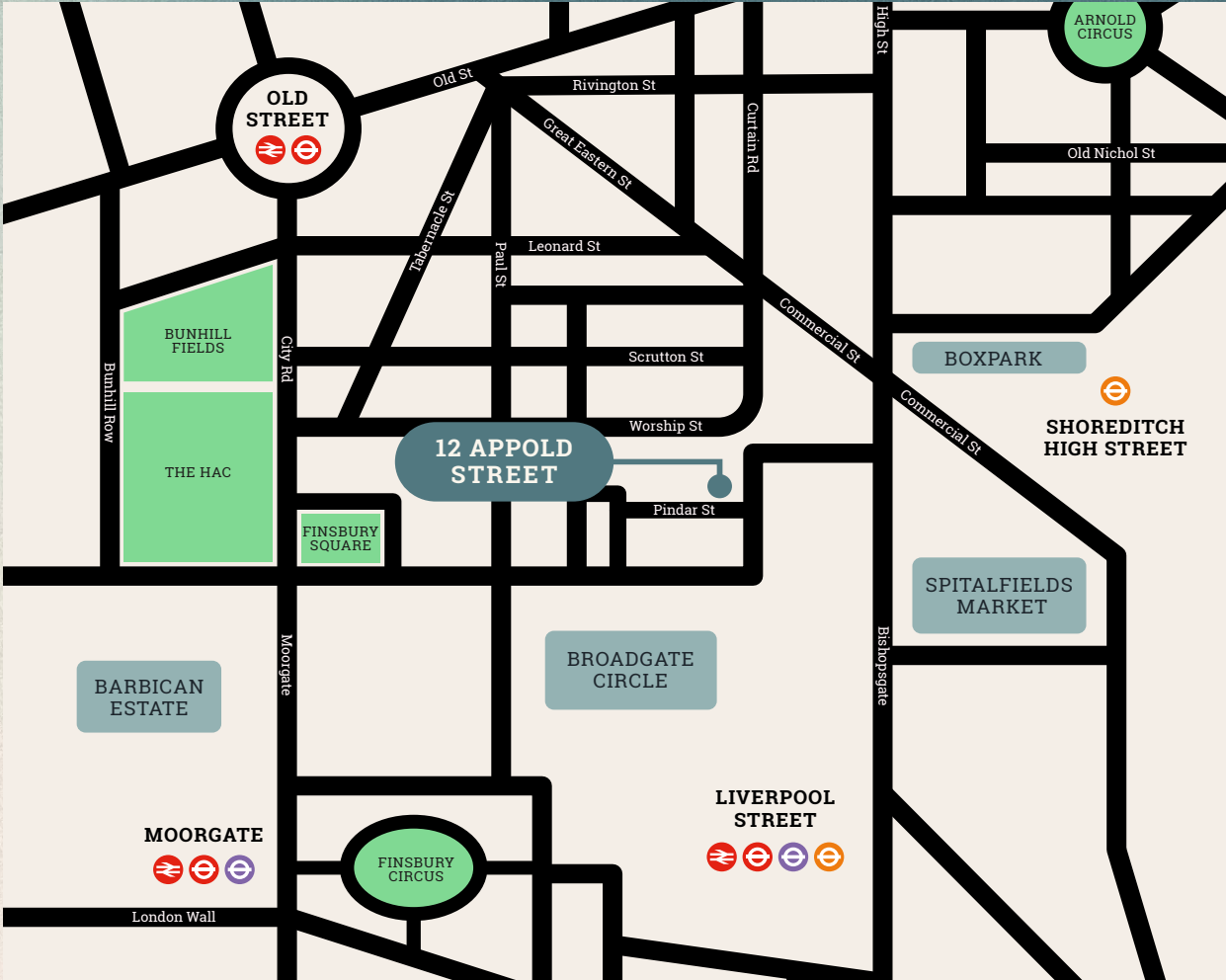
Liverpool Street station is just a three minute walk
away, providing access to the Underground,
Overground, Elizabeth Line and National Rail networks.
The Elizabeth Line has transformed journeys across
London and beyond.

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**

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12appoldstreet.london