

**2ND FLOOR, 12-16  
LAYSTALL STREET,  
EC1R 4PF**

**OFFICE TO LET  
4,384 SQ FT**

**HIGHLIGHTS:**

- Fully Fitted & Furnished
- 10 Person Boardroom
- Multiple Meeting Rooms
- Kitchen & Breakout Area
- Private Shower Facilities
- Roof Terrace
- Great Levels of Natural Light
- Manned Reception Entrance
- Secure Bike Storage
- Building Shower & Locker Facilities
- Peloton Studio Due to Complete in Q1 2022

**WE ARE OFFICES**

Contact us **TEL** 020 3595 3121 **E-MAIL** [info@makingmoves.london](mailto:info@makingmoves.london) **WEB** [www.makingmoves.london](http://www.makingmoves.london)

## LOCATION:



Located a short walk from Exmouth Market, the building is perfectly situated to take advantage of an array of retail, restaurants and bars in the local area.

The building is a short walk from Chancery Lane Station (7 mins) and Farringdon Station (6 mins), which will further be enhanced with the opening of the Elizabeth line in due course.



## DESCRIPTION:



The office offers a plug & play solution for occupiers and is fitted to a high specification with a combination of open plan desking and meeting/boardrooms. There is a high specification kitchen and breakout area and also private shower facilities on the floor.

The building benefits from a manned reception entrance, secure bike storage and further shower and locker facilities.

## TERMS:



Available by way of an assignment or flexible sublease until May 2023.

A new, longer lease is also available direct with the landlord.

## EPC:



The building has an EPC rating 'C'

## VIRTUAL TOUR:



[Click here to view virtual tour](#)

## FLOOR AREAS & OUTGOINGS

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
2nd	4,384	£50.00	£6.11	£16.98	£320,427	£26,702

## VIEWINGS

**Strictly through appointment by sole agents:**

George Marment

**Email:** [gpm@makingmoves.london](mailto:gpm@makingmoves.london)

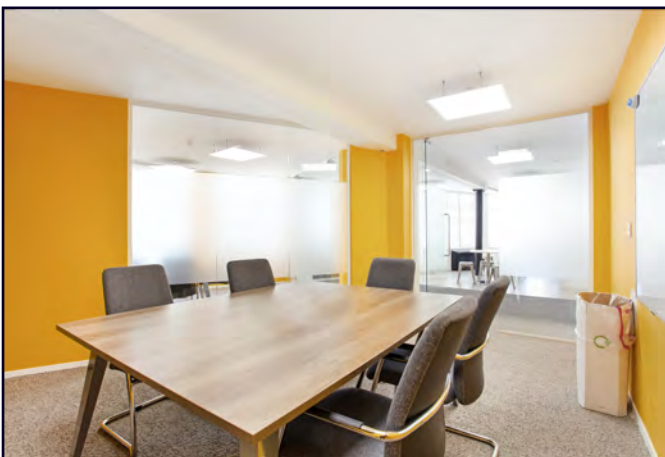
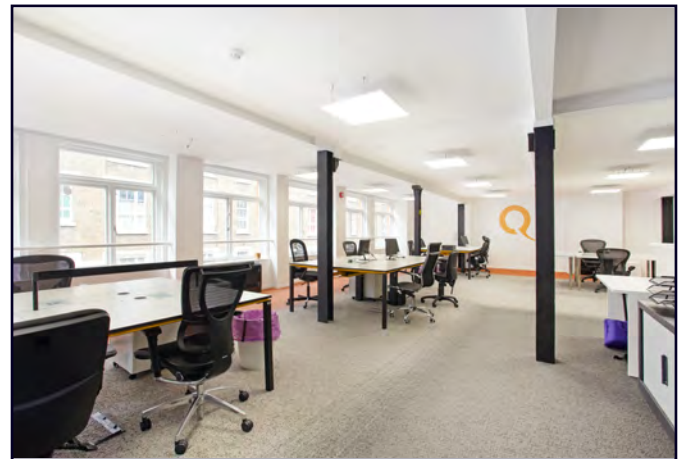
**Tel:** 07551 158799 or 020 3595 3121

Phil Snowden

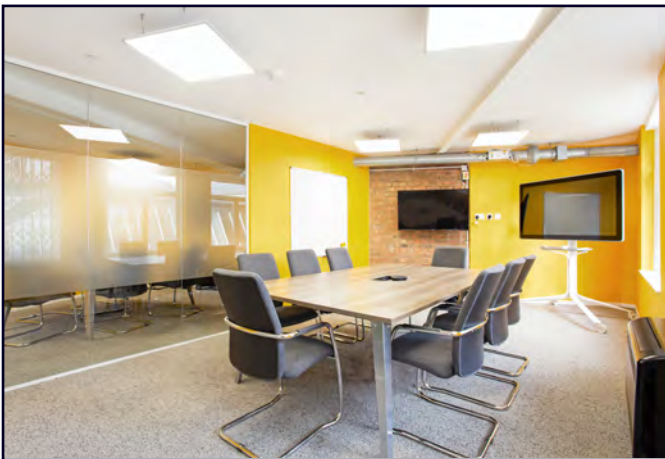
**Email:** [ps@makingmoves.london](mailto:ps@makingmoves.london)

**Tel:** 07765 722626 or 020 3595 3121









NB Responsibility is not accepted for errors made by others scaling from this drawing. All construction information should be taken from figured dimensions only

A3



Rev	Description	By	Date
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Project  
THE LIGHTWELL,  
12-16 LAYSTALL STREET, LONDON

Client  
ZURICH ASSURANCE LTD LIFE

Title  
SECOND FLOOR  
LEASE PLAN

Drawn by KJW	Surveyor GRC	Date MARCH '18
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Scale  
1:200@A3

Drawing Number  
L172911-A09-01

Revision



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