

55 MOORGATE

@ 77 COLEMAN

A STRIKING NEW MIXED USE BUILDING OFFERING UP TO 16,000 SQ FT OF HIGHEST QUALITY RESTAURANT/RETAIL/LEISURE SPACE IN THE HEART OF THE CITY, BOASTING 95 FT OF SHOP FRONTAGE ONTO MOORGATE

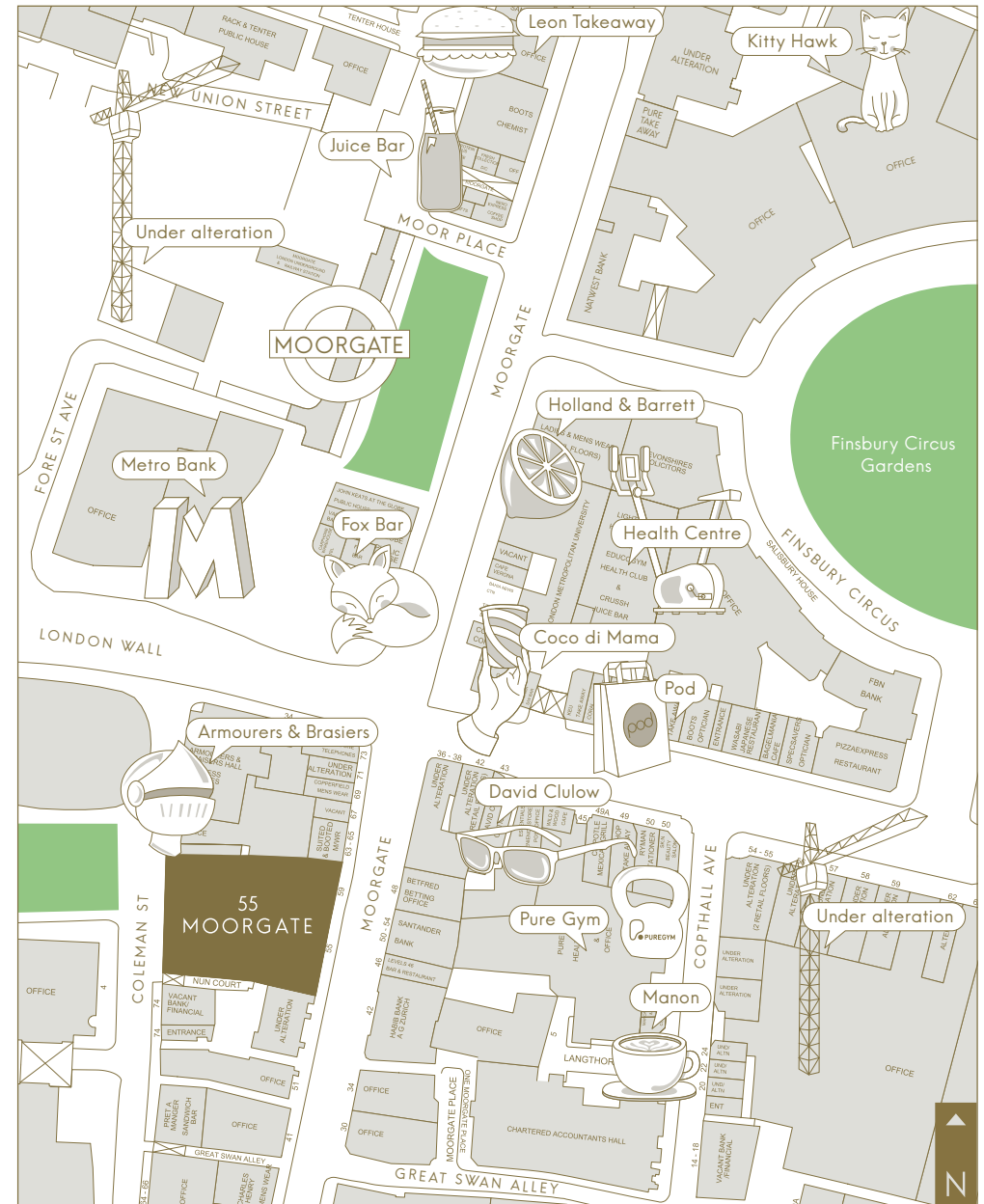
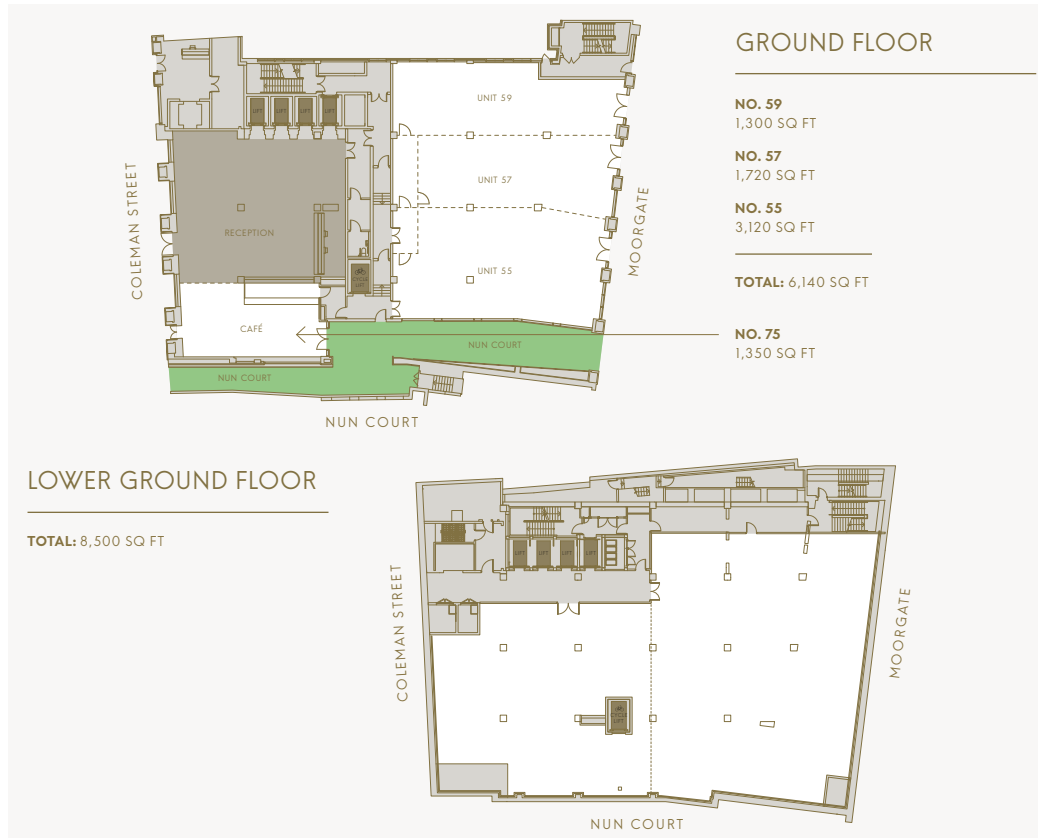


KEY FACTS

- Prominent, highly accessible location on Moorgate
- 67,000 sq ft of office space in the building
- 600,000 city professionals of which 50,000 are within a 3 minute walk
- 1 minute walk to Moorgate station for Crossrail and tfl services
- Moorgate station footfall is 27 million people per annum
- 5 minute walk to Liverpool Street station

SPECIFICATION

- 16,000 sq ft of restaurant, retail and leisure space over Ground and Lower Ground floors
- A1/A2/A3/D2 use. A4 considered subject to planning
- Slab-to-slab heights in excess of 3m at ground floor. 2.8m to 3.5m at basement
- 95ft of retail frontage
- Kitchen extract duct to the roof installed as part of base build specification
- Opportunity for external covered seating in Nun Court



FOR MORE INFORMATION VISIT OR CLICK HERE: WWW.77COLEMAN.COM

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DEVELOPMENT BY

KAJIMA
PROPERTIES

DESIGNED BY

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MISREPRESENTATION ACT 1967

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