

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 of 4m in prime commercial space
- 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

GROUND FLOOR

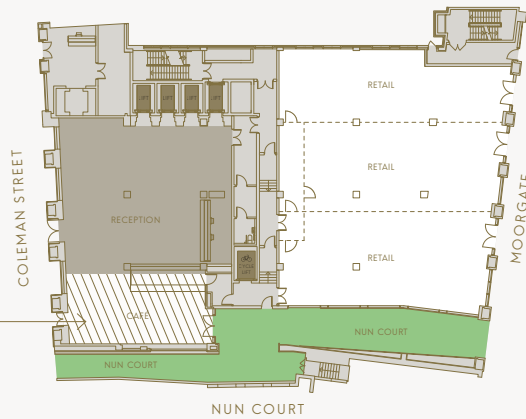
TOTAL: 6,140 SQ FT

NO. 59
1,300 SQ FT

NO. 57
1,720 SQ FT

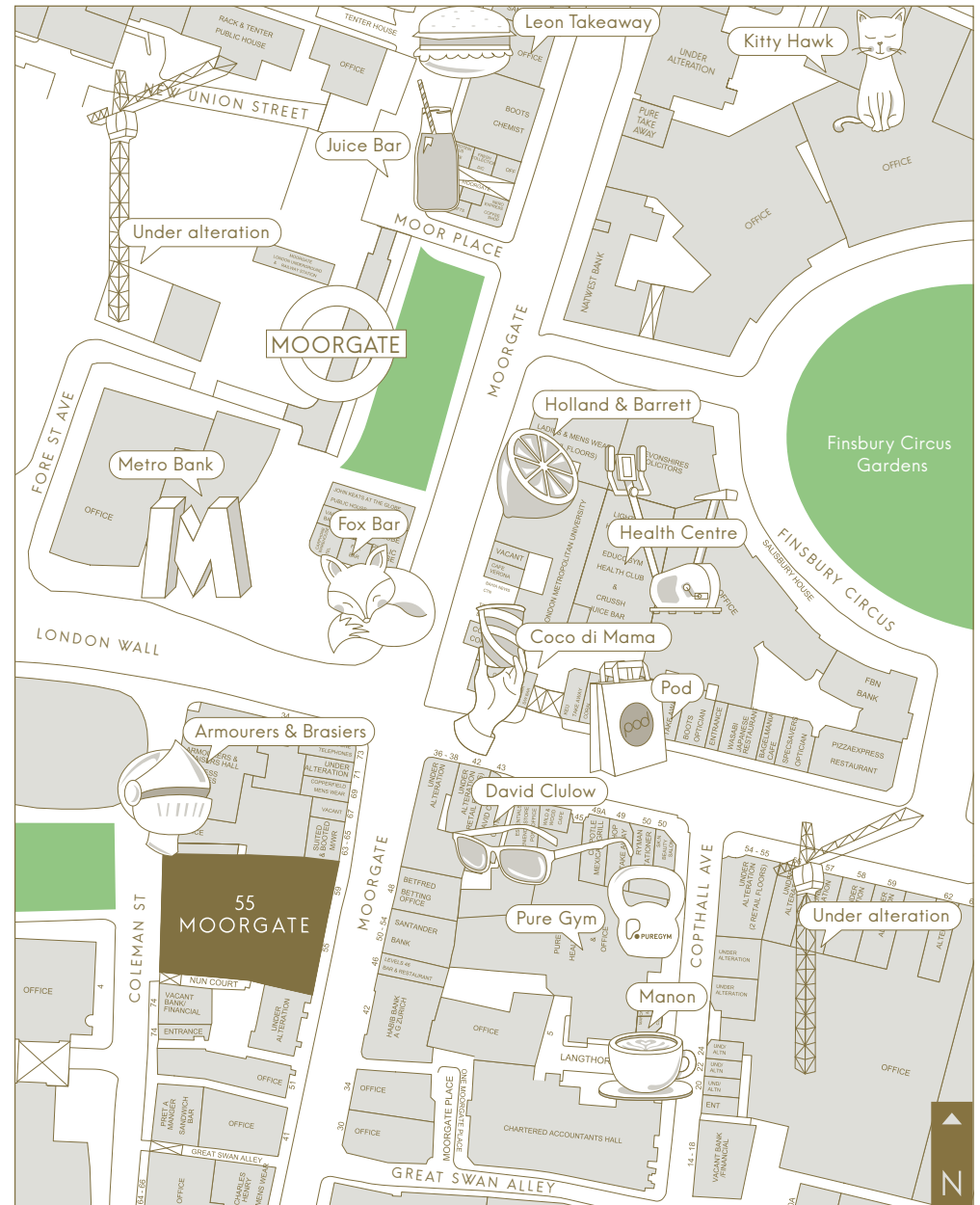
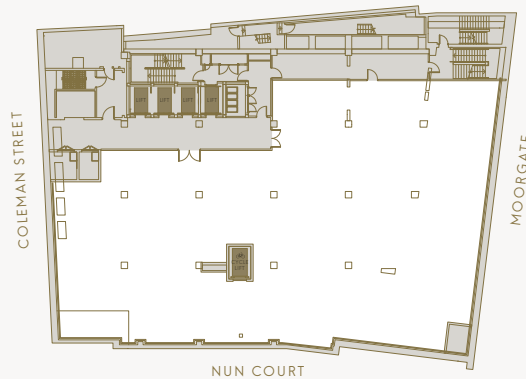
NO. 55
3,120 SQ FT

OFFICE CAFÉ
1,350 SQ FT



LOWER GROUND FLOOR

TOTAL: 8,500 SQ FT



FOR MORE INFORMATION VISIT: WWW.77COLEMAN.COM

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DEVELOPMENT BY

KAJIMA
PROPERTIES

DESIGNED BY

BuckleyGrayYeoman

MISREPRESENTATION ACT 1967

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