



MAKING MOVES



EXIT



**GROUND FLOOR,  
40 CLIFTON STREET,  
LIVERPOOL STREET,  
EC2A 4DX**

**OFFICE TO LET  
4,089 SQ FT**

#### **HIGHLIGHTS:**

- Plug & Play
- Kitchen & Breakout Area
- Demised WC's
- Bike Storage & Car Parking
- Locker & Showers Facilities
- Boardroom & Meeting Rooms
- Presentation Lounge
- Manned Reception
- Great Levels of Natural Light
- Air-conditioning
- Car Parking
- Available For 3 Day / 2 Day Office Share

**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:**



Ideally located next to Liverpool Street Station, the office is perfectly situated for underground and national trainlines. The famous Spitalfields market is a short walk from the building, perfect for a lunchtime visit.

Liverpool Street, Moorgate, Old Street and Shoreditch High Street Station are all within 10 minutes walk of the office.



**DESCRIPTION:**



The office provides a plug & play solution with a good mix of open plan desking, meeting rooms and a boardroom. A well-designed kitchen and breakout space sits next to the screened off presentation area which doubles up as lounge space for staff to relax.

There is a manned reception entrance and car parking, bike storage and shower facilities located in the basement.

**TERMS:**



A new lease is available direct with the landlord

**EPC:**



The office 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)
Ground	4,089	£37.50	£11.25	£14.83	£259,978	£21,665

**VIEWINGS**

Strictly through appointment by sole agents:

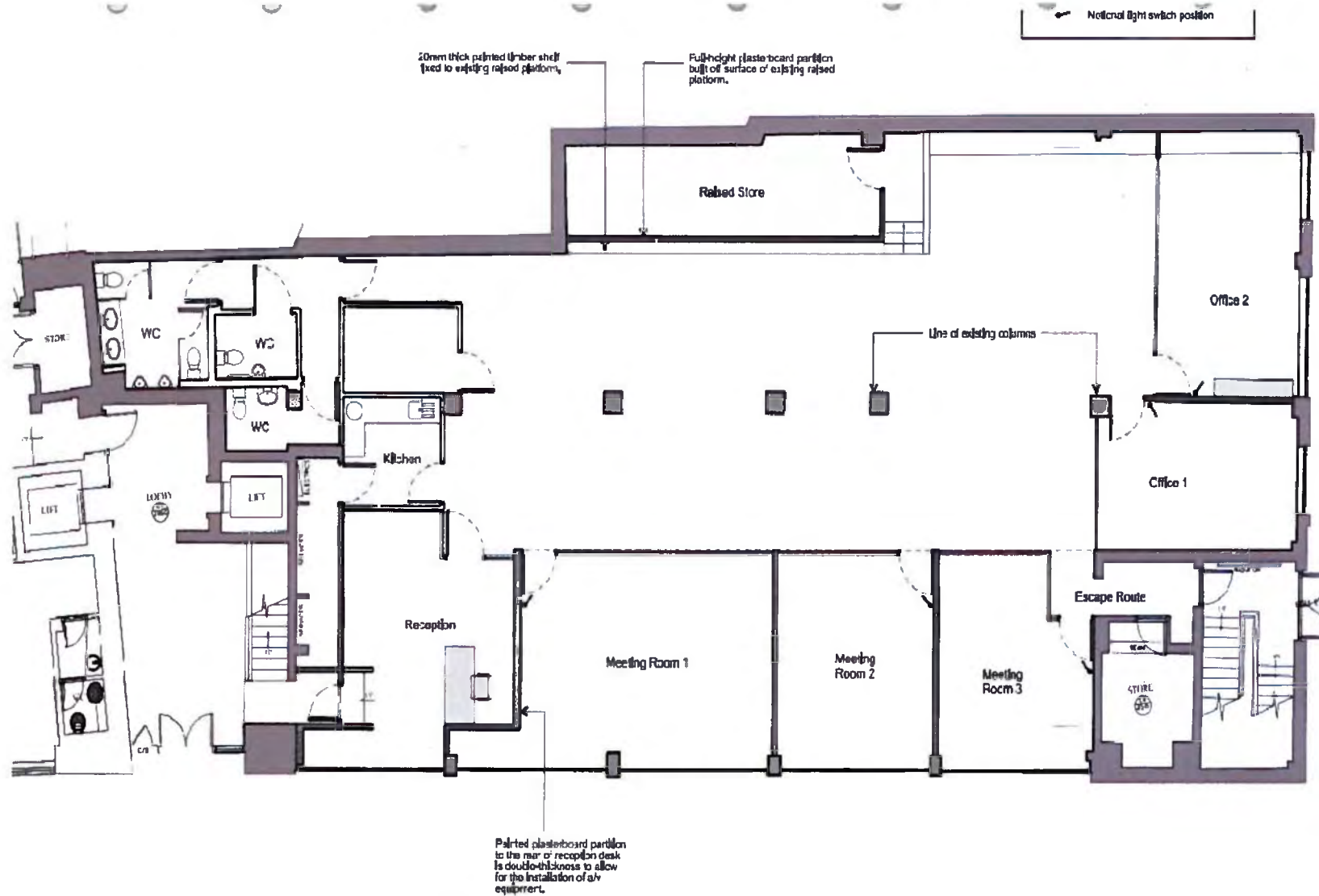
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rev	date	description	by	chk	notes
0	21.05.13	Additional desks added, WC and Kitchen layout added.	R-H	MB	Do not scale from this drawing. Drawing to be read in conjunction with all relevant architect/engineers' drawings & specs.
1	06.06.13	Carpet area shown shaded.	R-H	MB	
2	08.07.13	Annotation and dimensions added.	R-H	MB	Meeting room glazed screen and partition specification to be agreed with Client and Broadcast West.
3	17.07.13	Partition specification amended and further dimensions added.	R-H	MB	
4	19.07.13	Raised store partition moved, plywood added to meeting room walls.	R-H	MB	Location of TV power points within meeting rooms are to be agreed with the client.
5	06.03.17	Updated to show re-built condition.	R-H	RC	

client	Result Customer Communications	title	
project	40 Clifton Street, London EC2A	Ground Floor Proposed Floor Plan	
client	Doone Silver Architects Ground Floor, 43 Clifton Street, London EC2A 4DX	project number	1038
	+44 (0)20 7552 0812 www.doonesilver.com architect@doonesilver.com	date	17.05.2013
		scale @ A3	1:100
		drawing no	AL(5)100
		by	R-H
		chk	FD
		status	rev
			P-5

