

MOOR PLACE, 1 FORE STREET  
AVENUE, LONDON, EC2Y 5EJ

TO LET



- Fully fitted spin studio / gym to let in Moorgate
- City of London location, beneath 228,000 sq ft of office space
- Suitable for a variety of gym, health and fitness uses

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CRISS

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## DESCRIPTION

1 Fore Street Avenue is excellently located, 2 minutes from Moorgate station

The property is fully fitted as a spin studio, with operational lift, changing rooms and studio

The unit has a ground level entrance lobby, fronting the Barbican.

The studio sits beneath Moor Place, a 228,000 sq ft office space with 4,000 office workers. 75% of the development is let to WeWork.

## TERMS

The premises is marketed on assignment basis, with an expiry of June 2030.

## RENTAL

On application

## EPC

Available upon request.

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## FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Basement	8,787 sq ft	816 sq m

## SERVICE CHARGE

£46,300

## RATEABLE VALUE

£219,000 (2026 assessment)



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## AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

## VIEWING

For an appointment to view, please contact:

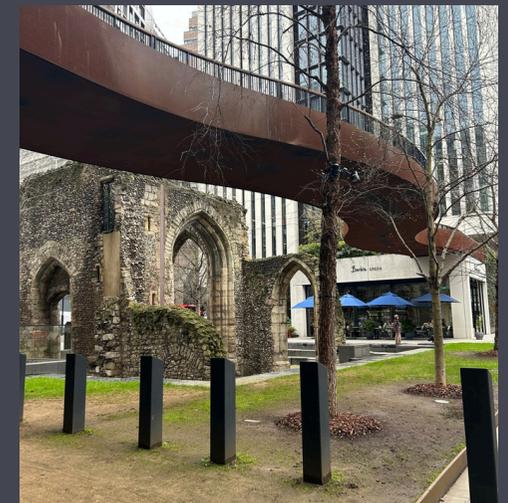
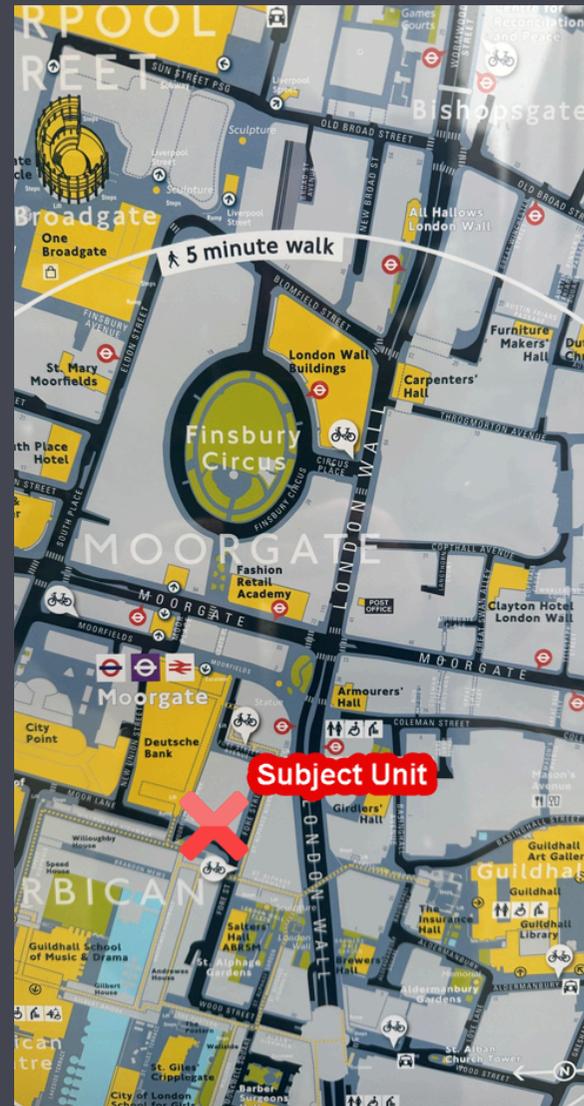
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Subject to Contract & Vacant Possession

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