

1 FINSBURY SQUARE, LONDON EC2

7,240 - 7,631 SQ FT



DESCRIPTION

1 Finsbury Square occupies a prominent corner position on the south-west side of Finsbury Square at its intersection with Chiswell Street. Occupiers have unfettered views of Finsbury Square together with the landscaped Honourable Artillery Company grounds which run to the rear of the property.

The 2nd floor is undergoing refurbishment to CAT A plus solution.

LOCATION

One Finsbury Square is situated in a prime location in close proximity to Moorgate and Liverpool Street stations which will benefit from the forthcoming Elizabeth Line. Bank, Old Street and Shoreditch High Street stations are all within walking distance.

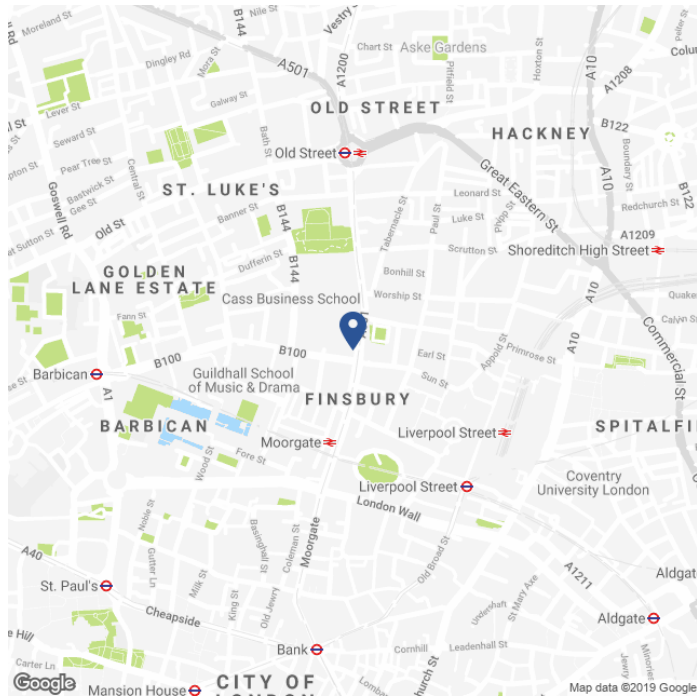
SPECIFICATION

- Fully fitted to high grade condition.
- Four pipe fan coil air conditioning.
- Raised access floors.
- Metal tiled suspended ceilings.
- New LED lighting.
- Finished floor to ceiling heights of 2.7m.
- Three 13 person passenger lifts.
- Male, female and disabled WC facilities on each floor.
- Showers, bike racks and changing rooms.
- Fully staffed reception and onsite building management.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
SECOND	7,240	673
BASEMENT STORAGE	391	36
TOTAL	7,631	709

MAP



SECOND FLOOR

Indicative Layout



TENURE

Lease: New Lease for a term by arrangement direct from the landlord.

Rent: £TBC

Business Rates: £22.62 per sq ft.

Service Charge: £12.65 per sq ft.

VAT: Elected.

CONTACT

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