

3 COPTHALL AVENUE
LONDON EC2R 7BH

1,647 - 4,985 SQ FT



DESCRIPTION

3 Copthall Avenue has undergone a major redevelopment designed by Ben Adams Architects. The Ground floor is fitted with 2x meeting rooms, kitchen and breakout area with furniture available on a monthly subscription basis. The 3rd floor provides fitted and part furnished accommodation with 2x meeting rooms, 2x phone booths, collaboration/hot-desk areas, kitchen and breakout in situ. Both floors can be offered on a fully managed basis.

LOCATION

The property occupies a prominent corner position on the south western side of Copthall Avenue. The local area will be significantly enhanced with the imminent completion of Angel Court opposite.

Bank (Central, Northern, Waterloo & City, DLR), Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan, Overground and National Rail) and Moorgate (forthcoming Crossrail, Circle, Hammersmith & City, Metropolitan, Northern and Rail) stations are all within an easy walk providing excellent transport links.

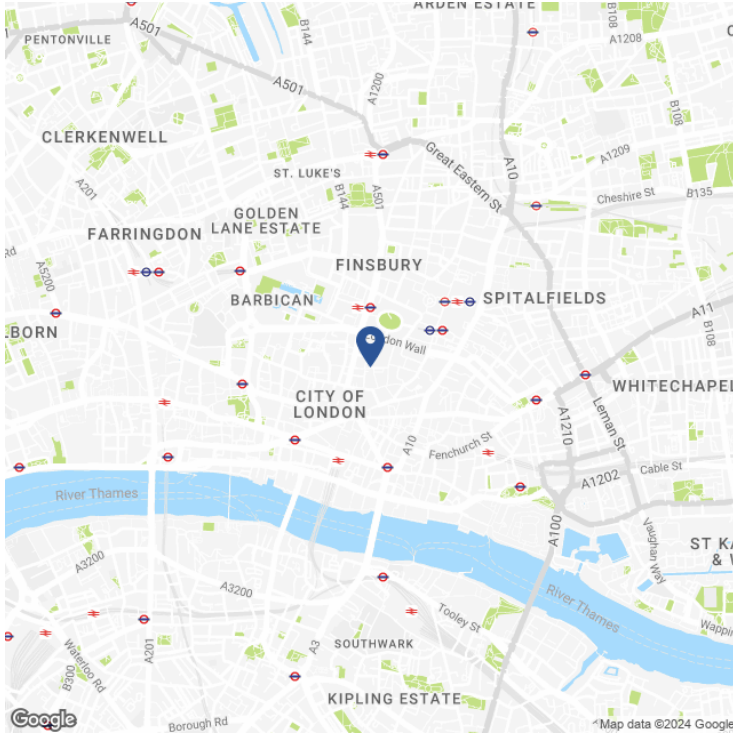


SPECIFICATION

- 3rd Floor is fitted and part furnished with 2x meeting rooms, 2x phone booths, kitchen and breakout in situ.
- Ground floor is fully fitted with x2 meeting rooms, kitchen, comms and open plan desks.
- Redevelopment behind period facade.
- Manned reception.
- Air conditioning within central bulkhead.
- Exposed perimeter ceilings.
- Hanging/integral LED lights.
- New metal tiled raised floor.
- WC's on each floor.
- Showers and changing facilities with towel service.
- Cycle storage.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
4TH	3,338	310
GROUND	1,647	153
TOTAL	4,985	463



TENURE

Lease:	New lease for a term by arrangement direct from the landlord.
Guide Rent:	£55 - £67.50 per sq ft Ground Floor available on a managed basis - £115.00 per sq. ft. all inclusive
Rates Estimate:	£29.39 per sq ft
Service Charge:	£17.39 per sq ft
VAT:	Elected.

CONTACT

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FURTHER INFORMATION

