

3 COPTHALL AVENUE, LONDON EC2

1,647 - 5,204 SQ FT



DESCRIPTION

3 Cophall Avenue has undergone a major redevelopment designed by Ben Adams Architects.

LOCATION

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

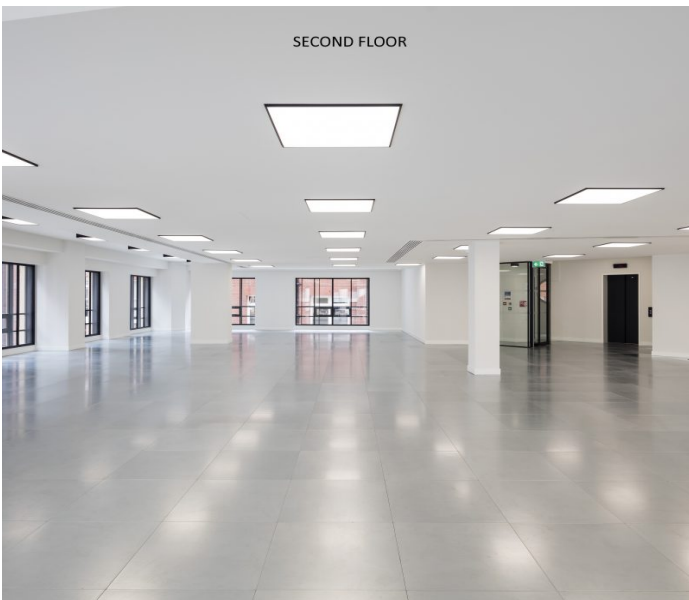
Bank (Central, Northern, Waterloo & City, DLR), Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan, Overground and National Rail) and Moorgate (Crossrail Autumn 2019, Circle, Hammersmith & City, Metropolitan, Northern and Rail) stations are all within an easy walk providing excellent transport links.

SPECIFICATION

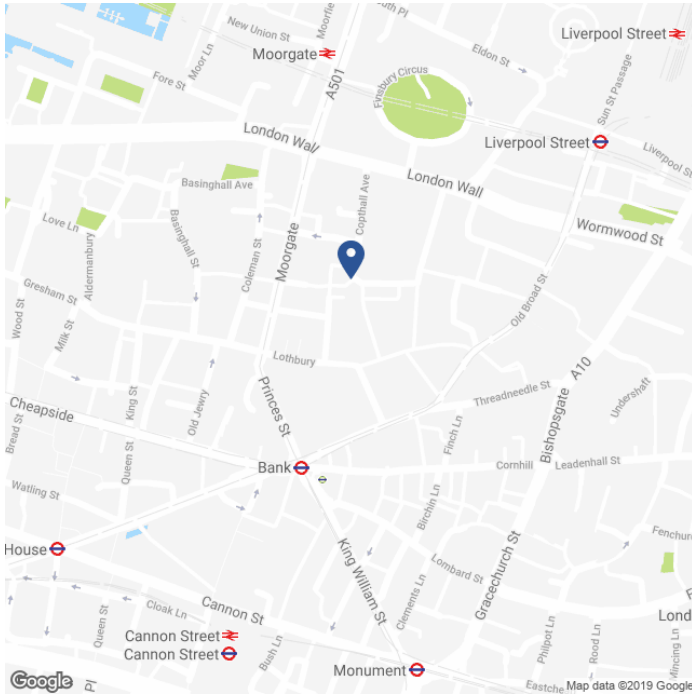
- Fully fitted with x2 meeting rooms, kitchen, comms and open plan desks.
- New redevelopment behind period facade.
- New manned reception.
- New air conditioning within central bulkhead.
- Exposed perimeter ceilings.
- Hanging/integral LED lights.
- New metal tiled raised floor.
- New 'super-loos' on each floor.
- New shower and changing room and large cycle store.

ACCOMMODATION

FLOOR	SQ FT	SQ M
THIRD (TERRACE) - LET	3,377	314
SECOND - U/O	3,557	330
GROUND	1,647	153
TOTAL	5,204	483

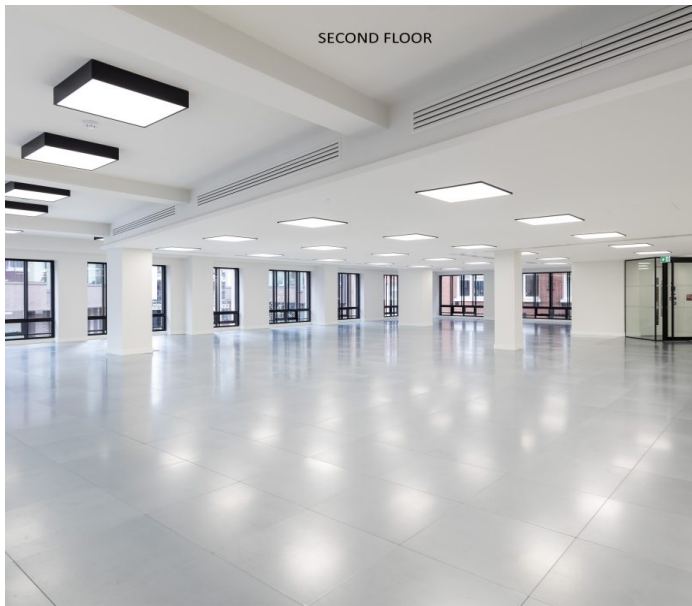


MAP



FLOOR PLAN

Ground Floor



TENURE

Lease: New Lease for a term by arrangement direct from the landlord.
 Rent: £TBC per sq.ft.
 Rates Estimate: £10.71 per sq ft (Ground).
 Service Charge: £13.35 per sq.ft.

CONTACT

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FURTHER INFORMATION

