

3 COPTHALL AVENUE, LONDON EC2

1,647 - 4,985 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, Circle, Hammersmith & City, Metropolitan, Northern and Rail) stations are all within an easy walk providing excellent transport links.

## SPECIFICATION

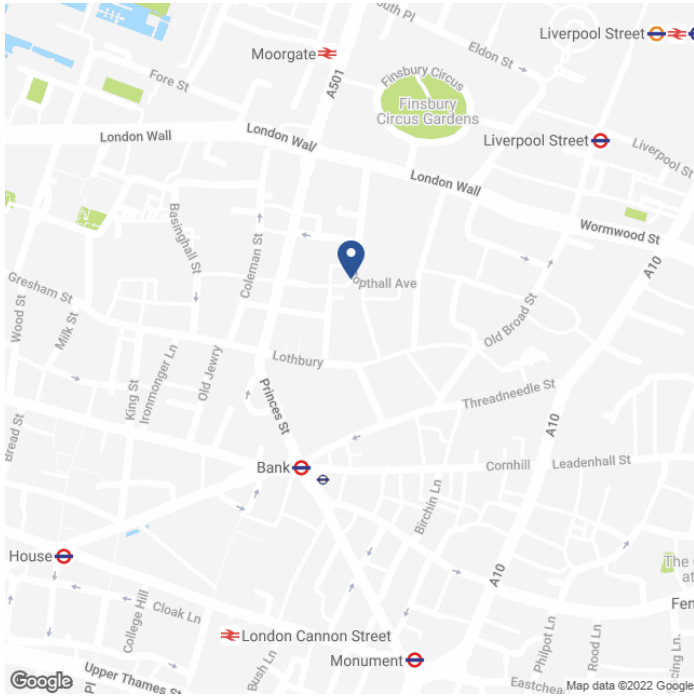
- Ground floor is fully fitted with x2 meeting rooms, kitchen, comms and open plan desks.
- New redevelopment behind period facade.
- New manned reception.
- New air conditioning within central bulkhead.
- Exposed perimeter ceilings.
- Hanging/integral LED lights.
- New metal tiled raised floor.
- New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

## ACCOMMODATION

FLOOR	SQ FT	SQ M
FOURTH	3,338	310
GROUND	1,647	153
<b>TOTAL</b>	<b>4,985</b>	<b>463</b>



## MAP

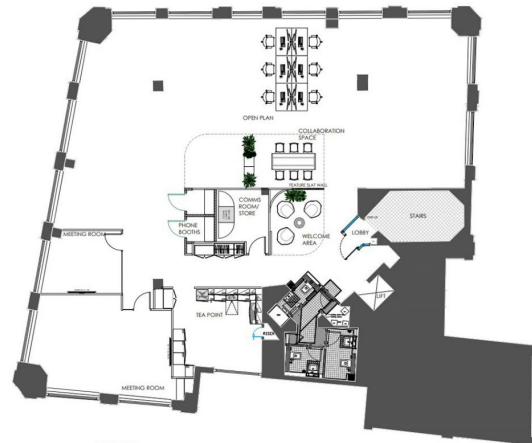


## FLOOR PLAN



GROUND FLOOR

FOURTH FLOOR



PROPOSED GENERAL ARRANGEMENT

## TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Rent:	From £55.00 per sq ft.
Rates Estimate:	£11.01 per sq ft (G) £20.37 per sq ft (4th).
Service Charge:	£14.69 per sq.ft.
VAT:	Elected.
EPC:	B43

## CONTACT

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## JOINT AGENT

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## FURTHER INFORMATION

