

# To Let

**26 Finsbury Square , London, EC2A 1DS**

6,858 sq ft

- Impressive double height manned reception
- High quality fit out in situ
- Extensive break out space and meeting rooms
- Furniture available by way of a separate arrangement
- Excellent communication links



## Location

26 Finsbury Square is located on the northeast corner of Finsbury Square. The immediate area has become popular with a variety of occupiers in recent years not only due to its proximity to the core financial district but also to Shoreditch, the lively media and creative hub immediately to the north.

The building is well connected; Moorgate Station is located within a 4 minute walk to the south, providing London Overground services and London Underground services on the Hammersmith & City, Circle and Metropolitan Lines. Liverpool Street linking to the Central Line is located within an 8 minute walk to the south, but access will be expedited this year with the opening of the western entrance at the Elizabeth Line. Old Street is located a 5 minute walking distance to the north, providing access to the Northern Line.

## Accommodation

The 1st floor is available, fitted out to a high standard with furniture also available by separate arrangement. The floor provides mostly open plan accommodation along with a high quality kitchen and break out space, meeting rooms and reception.

Orms Architects undertook a comprehensive refurbishment of the building both externally and internally in 2012 and it provides a top class arrival experience with double height atrium entrance.

## Local Amenities

There is an eclectic mix of local restaurants, cafes and leisure operators in the immediate vicinity, resulting in both a daytime and evening buzz.

Neighbouring restaurants and bars include Dishoom, Eyre Brothers, HKK, Pizza Buzz, Tramshed, Flight Club, Queen of Hoxton, The Book Club and The Princess of Shoreditch to name a few.

Local leisure operators include Barry's Bootcamp, Bloomberg Space, Boom! Cycle, Shoreditch House and The Hoxton Hotel.

## Availability

The 1st floor is available by way of a sublease until March 2025 with a break option in March 2021. There is a rent review in March 2020.

## Accommodation

Floor / Unit	Size	Rent	Possession
1st	6,858 sq ft	£46.51 per sq ft	Available

## EPC

This property has been graded as 47 B.

## Rent

£46.51 per sq ft

## Business Rates

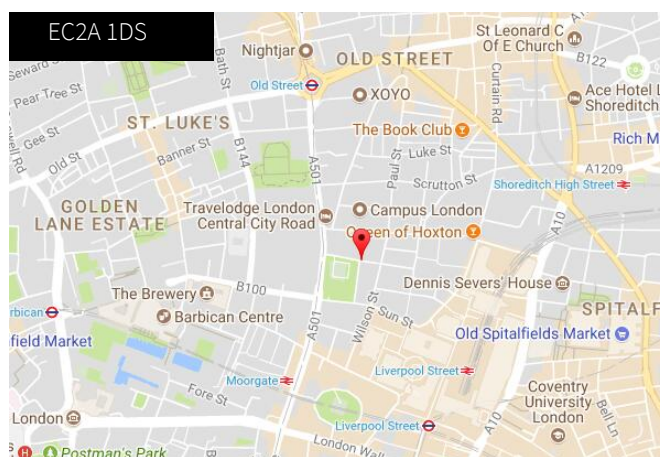
Rates Payable (2017/2018): £21 per sq ft

Estimated

## Service Charge

£9.50 per sq ft

Estimated



## Contacts

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**1<sup>st</sup> Floor**

