



GL Hearn
Part of Capita plc

1 FINSBURY AVENUE

LONDON, EC2M 2PF

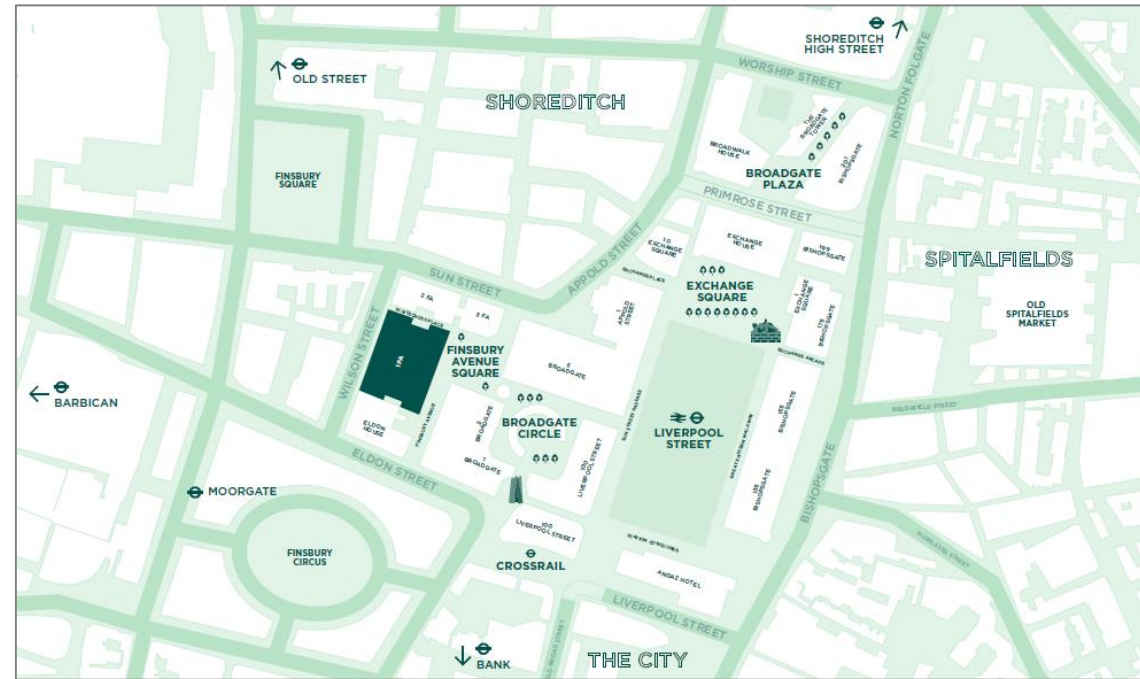
- Fully Fitted Office to Let
- Part 6th Floor
- 7,446 sq ft / 691.76 sq m approx.

LOCATION

1 Finsbury Avenue, located within the Broadgate Estate which has been designed around its public squares, is adjacent to London Liverpool Street which is thought to be London's most important transport hub on the Crossrail Network, commutes to the West End will be just 7 minutes and 6 minutes to Canary Wharf.

Outside of the Crossrail network, the station benefits from Central, Hammersmith & City, Circle and Metropolitan Line connections, as well as national rail services. Old Street, Moorgate, Bank and Barbican Stations are all within walking distance.

The estate is undergoing a programme of significant investment, attracting a range of occupiers in the tech sectors and some of London's best food, drink, retail and entertainment operators.



DESCRIPTION

1 Finsbury Avenue has undergone extensive redevelopment. The new building offers a unique entrance space, open to the public with retail, restaurants and a boutique cinema.

The part 6th Floor, will be fully fitted to provide 120 open plan desks as well as a range of meeting rooms, break out spaces and flexible working spaces.

The demise will benefit from its own private terrace overlooking Finsbury Avenue Square as well as access to the communal roof terrace and associated event space.

AMENITIES

- Fully fitted
- Private Terrace
- Communal roof terrace
- Cinema, gym and retail within the building
- BREEAM 'Very Good'
- WiredScore Platinum
- Bike storage, lockers and shower facilities

ACCOMODATION

Floor	sq ft	sq m
Part 6 th	7,446	691.76

LEASE TERMS

New 2-3 year sublease (set outside sections 24-28 of the Landlord & Tenant Act 1954 part II)



RENT

£71.50 per sq ft PAX

BUSINESS RATES

Circa £22.00 per sq ft

SERVICE CHARGE

£11.25 per sq ft

ESTATE CHARGE

£1.75 per sq ft

EPC

TBC



VIEWING AND FURTHER INFORMATION

By appointment through Sole Agents GL Hearn

David Felman

T +44 (0)7547 583387

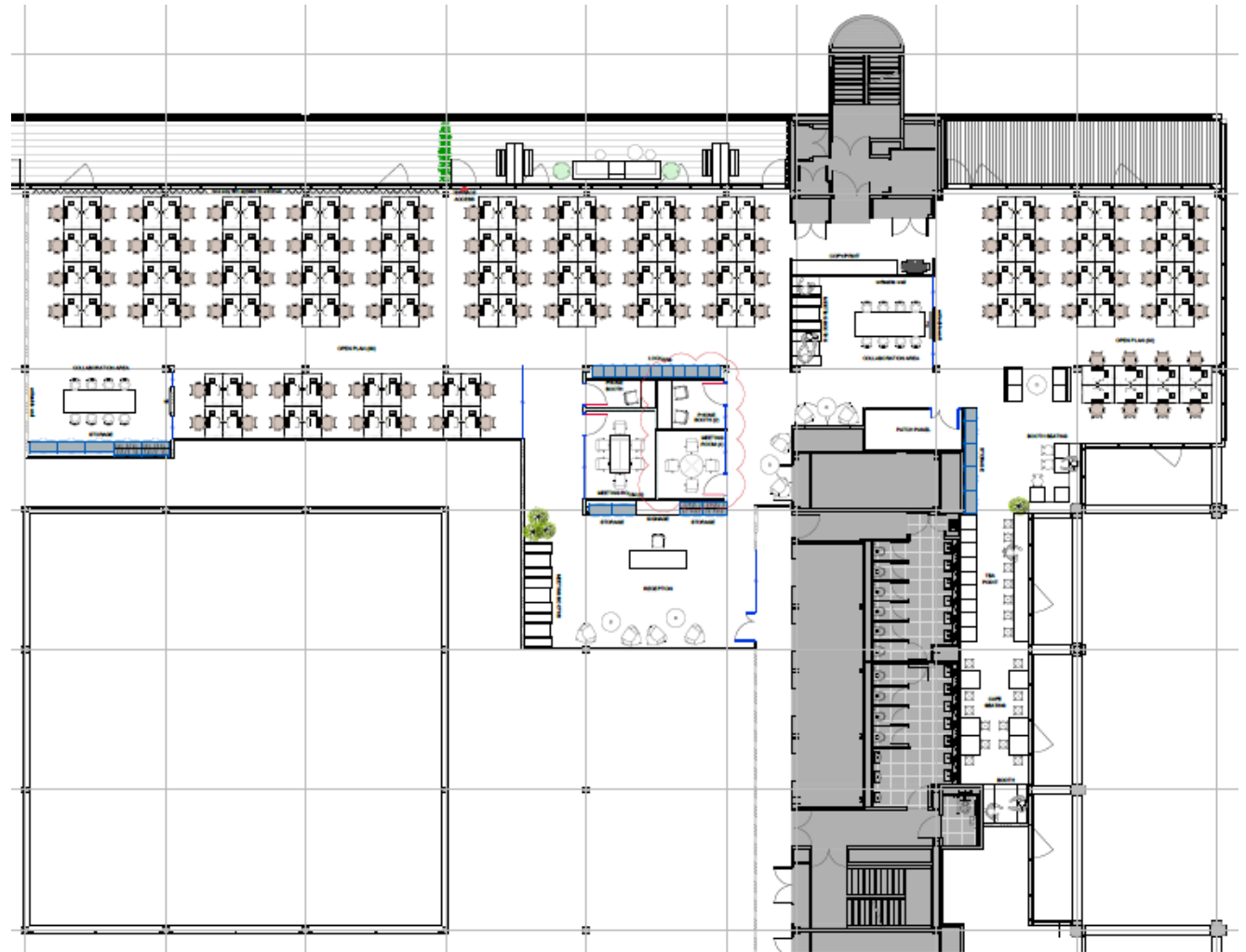
E David.Felman@glhearn.com

Edward Cecil

T +44 (0)7851 243430

E Edward.Cecil@glhearn.com

FLOOR PLAN



Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of GL Hearn Ltd has any authority to make or give any representation or warranty whatsoever in relation to any of these properties.
4. Unless otherwise stated, prices or rents quoted are exclusive of VAT.