

76 Turnmill Street, EC1

37,867 sq ft (3,518 sq m)

Newly Refurbished Offices

SUBJECT TO CONTRACT

Building

The premises is currently undergoing a comprehensive refurbishment and once completed, will deliver 37,867 sq ft of office accommodation over six upper floors and approximately 7,500 sq ft of retail / restaurant accommodation at ground floor level.

Designed by Hawkins Brown, the refurbishment will transform the external appearance of the building with a new stone façade. Contemporary new finishes will be installed within the offices. The scheme is due for delivery in Q4 2019.

Location

The property benefits from excellent transport links, with the Turnmill Street entrance of Farringdon underground station located directly opposite, providing access to the Circle, Hammersmith & City and Metropolitan underground lines, as well as the the City Thameslink overground route. In addition the Elizabeth Line will serve Farringdon station, due to open in early-2019. Chancery Lane underground station (Central line) is also within a 10 minute walk.

There are a wide variety of shops, restaurants and leisure facilities within the immediate vicinity.

Office Specification

- New reception with a co-working space incorporated
- Communal terrace on the 6th floor
- New LED suspended linear lighting
- New raised access floor
- New underfloor air conditioning
- 1:10 sq m occupancy ratio
- New bicycle spaces, shower and locker facility
- BREEAM "Very Good"

Available

The floors are available on a new lease(s) direct from the Landlord.



Floor	Area (sq ft)	Area (sq m)
6 th	1,216	113
5 th	6,749	627
4 th	7,481	695
3 rd	7,470	694
2 nd	7,481	695
1 st	7,470	694
Total	37,867	3,518

Costs	Per sq ft exclusive
Guiding Rent	Upon application
Rates (estimated)	TBC
Service charge	TBC



For more information please contact:

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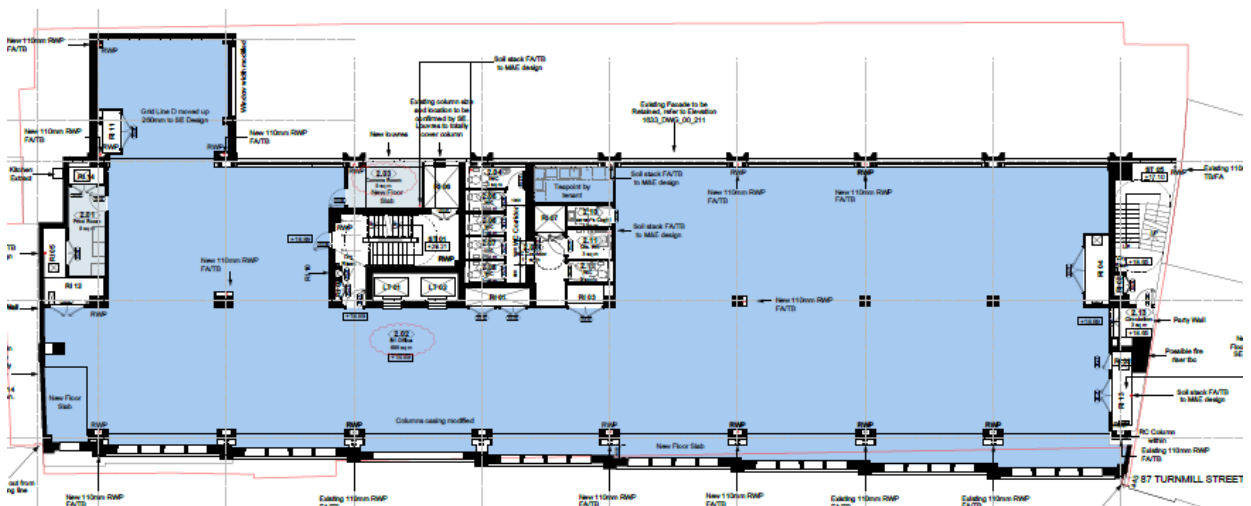
View from the 6th Floor Terrace



Additional Images



Typical Upper Floor Plan



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