



**GL Hearn**  
Part of Capita plc

# 1 FINSBURY AVENUE

LONDON, EC2M 2PF

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

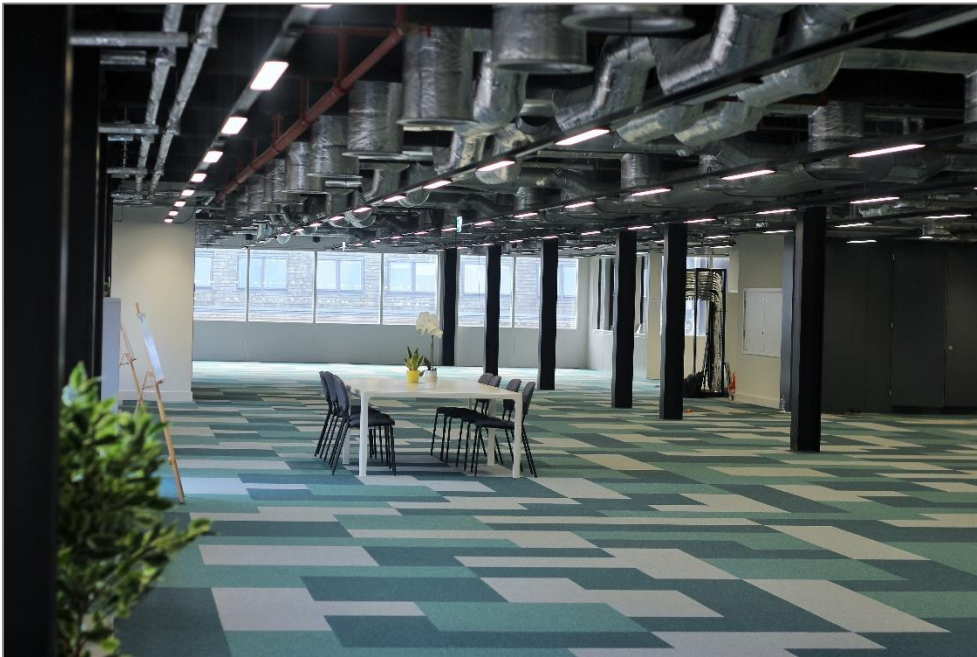
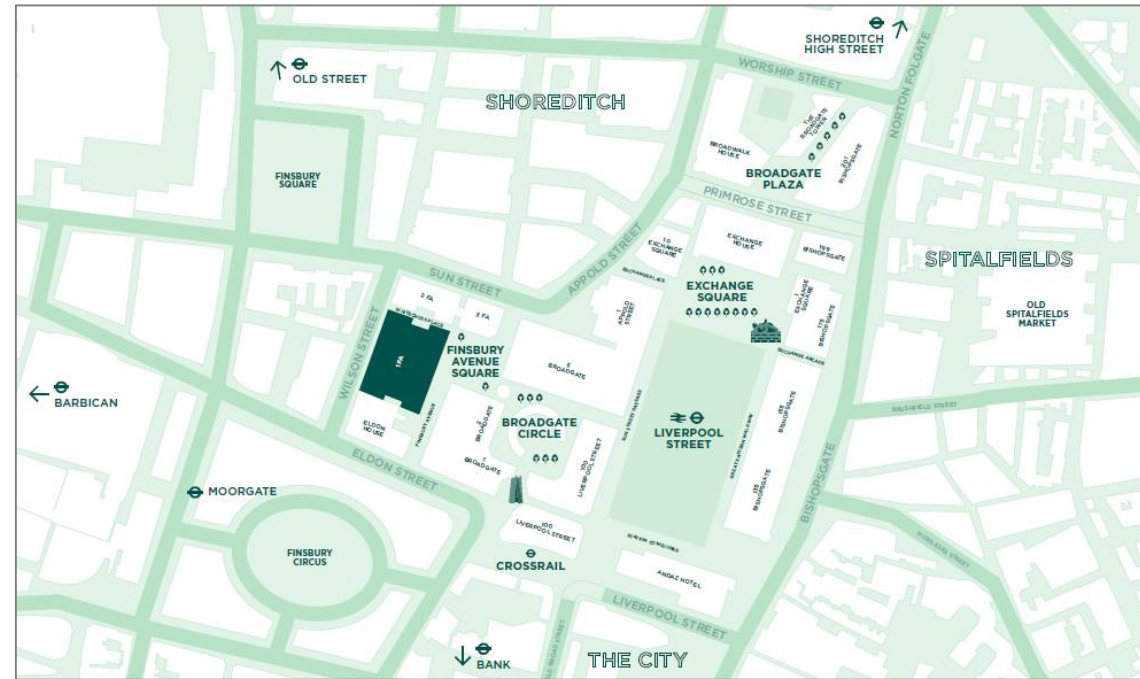


## LOCATION

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 6<sup>th</sup> 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 <sup>th</sup>	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

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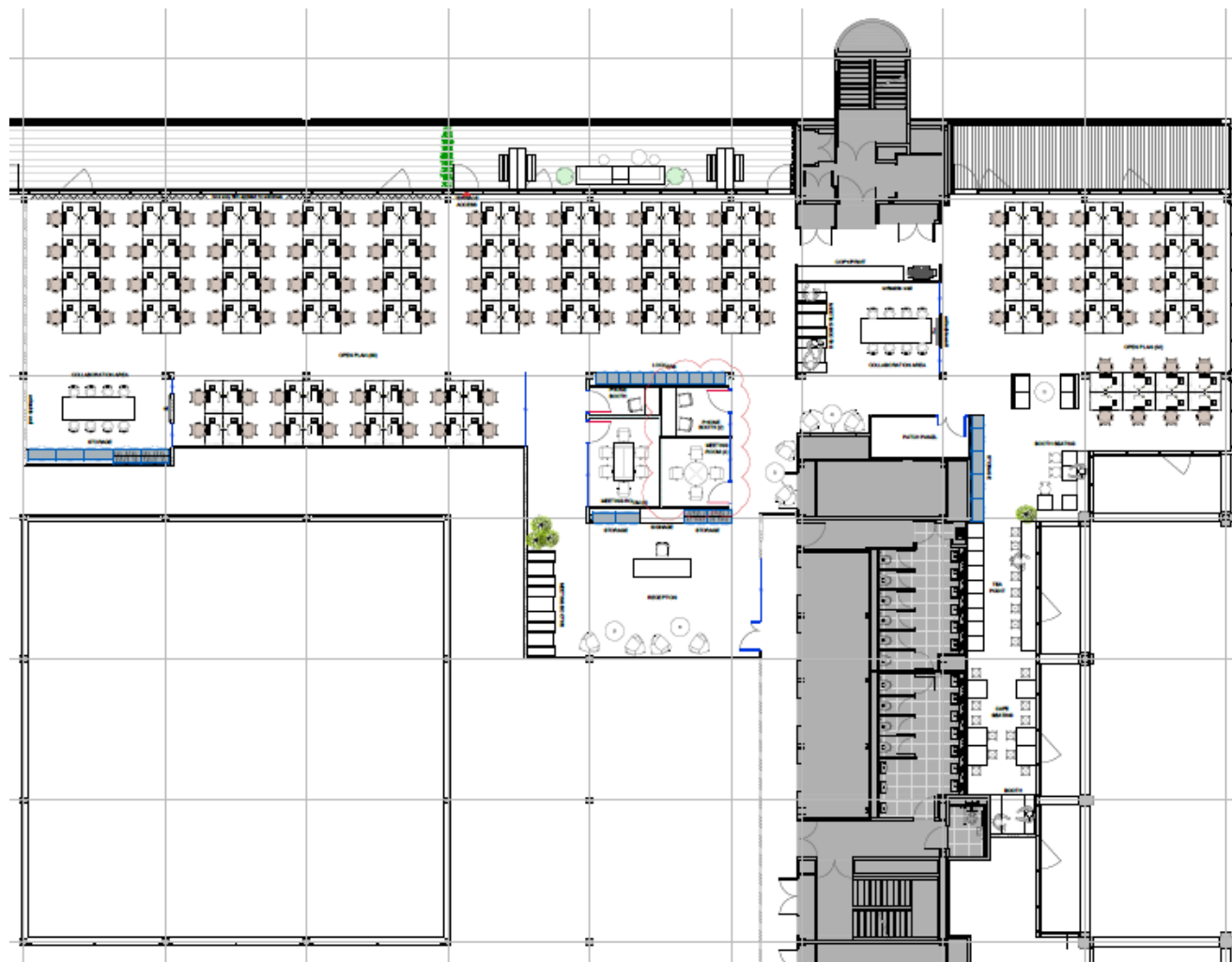
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# FLOOR PLAN



## Important Notice

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