

# 20 Furnival Street, EC4

From 2,670 sq ft to 23,353 sq ft  
Newly Refurbished Offices to Let

## SUBJECT TO CONTRACT

### Location

Furnival Street is located just off High Holborn and runs through to Chancery Lane. There are excellent transport links with Chancery Lane (Central line), Farringdon (Circle, Hammersmith & City and Metropolitan lines) and City Thameslink (overground services) stations all within a short walk of the property.

Farringdon station is set to benefit from the new Elizabeth Line, Europe's largest infrastructure project, which is incorporating a major upgrade of the station, due to open early in 2019.

### Description

20 Furnival Street is arranged over basement, ground and five upper floors, extending to approximately 23,353 sq ft in total.

The property is a prominent corner office building made of steel frame construction with brick / glazed elevations.

The building is currently undergoing a full refurbishment to include a new reception and entrance, new CAT A office floors, including new M&E services and new bicycle rack and shower facilities.

### Amenities

- Currently undergoing a full CAT A refurbishment
- Newly refurbished reception and entrance
- New VRV air conditioning system
- New LED lighting
- New raised floors
- 24 hour access
- New on floor male and female WCs
- Bicycle racks and shower facilities

### Viewing

Viewing strictly by appointment through sole agents Cushman & Wakefield.

### Lease

New leases available direct from the Landlord.

### Availability

Available in Q2 2018.



| Floor           | Area (sq ft)  | Area (sq m)    |
|-----------------|---------------|----------------|
| 5 <sup>th</sup> | 2,670         | 248.1          |
| 4 <sup>th</sup> | 3,425         | 318.2          |
| 3 <sup>rd</sup> | 3,599         | 334.4          |
| 2 <sup>nd</sup> | 3,884         | 360.8          |
| 1 <sup>st</sup> | 3,834         | 356.2          |
| Ground          | 3,441         | 319.7          |
| Lower Ground    | c.2,500       | 232.3          |
| <b>Total</b>    | <b>23,353</b> | <b>2,169.7</b> |

| Costs          | Per sq ft exclusive |
|----------------|---------------------|
| Rent           | Upon application    |
| Rates          | TBC                 |
| Service charge | TBC                 |

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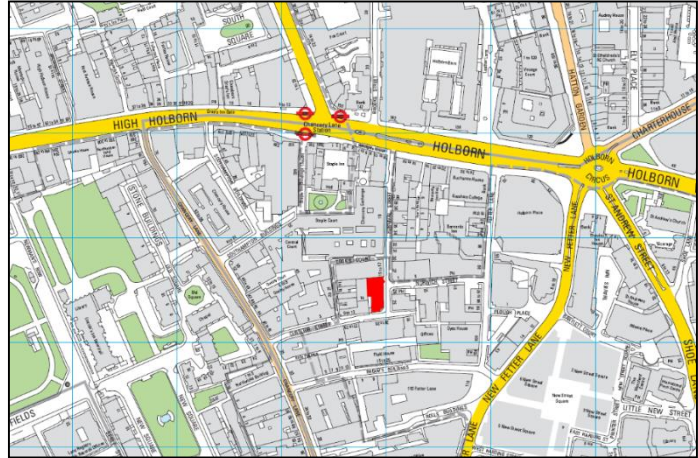
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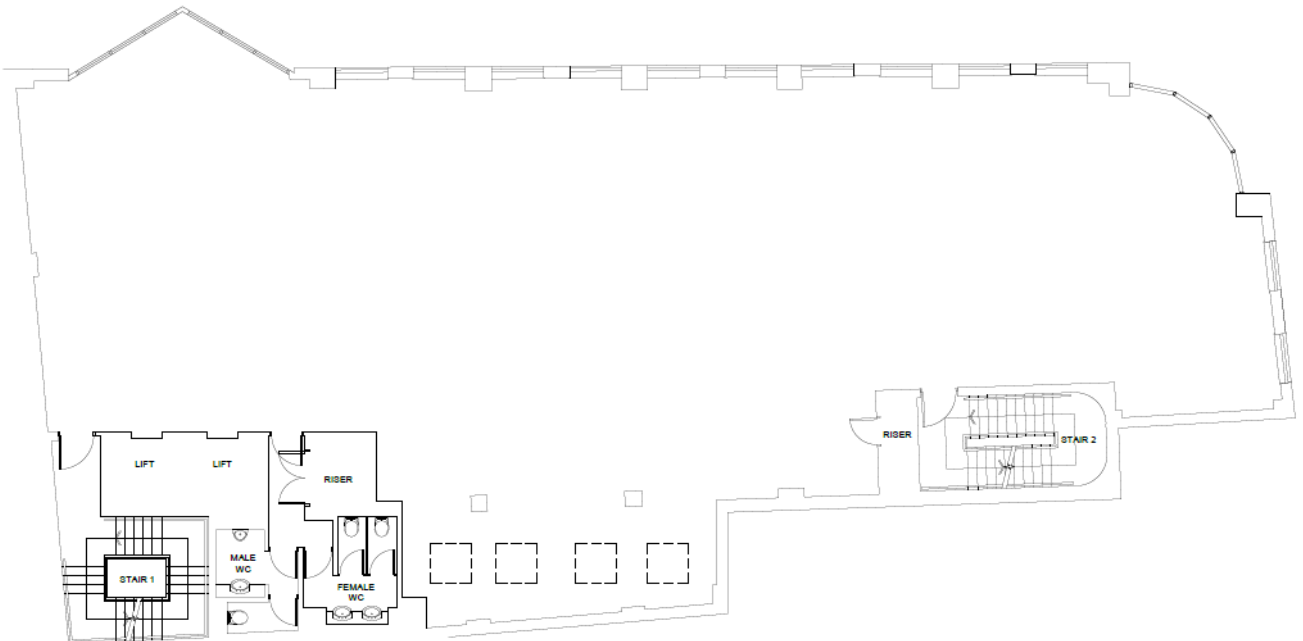
eleanor.reed@cushwake.com

**EPC Rating – To be confirmed**

**Location Map**



**Typical Floor Plan**



Floor area indicative only – not to scale