The background of the entire image is a piece of marbled paper with a complex, organic pattern of swirling, vein-like shapes in shades of beige, cream, and light brown. A large, white rectangular frame is centered on the page, containing the text.

N

N I N E T E E N

L O N D O N E C 2



BUILDING

Nineteen is a boutique office building in the heart of the City. Offering a range of superb high quality space over 10 floors, this 11,198 sq ft building has been completely refurbished to a premium specification. The top two floors offer large terraces with excellent views.



SPECIFICATION

- VRF Air Conditioning
- LED LG7 Compliant Lighting
- Fully Accessible Raised Floors
- Wireless Internet Available
- 1st Floor Available Plug and Play
- 2.65m + Floor To Ceiling Height
- Occupancy Ratio - 1 Person / 10sqm
- Showers & Secure Cycle Storage
- 1 x 6 Person Passenger Lift
- Commissionaire & 24 Hour Access
- EPC Rating - B (40)

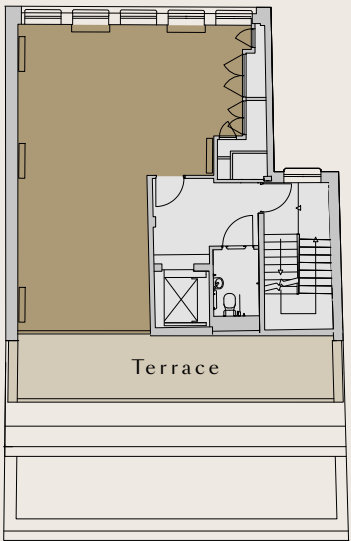


SPACE

Floor	sq ft
8th (Terrace 270 sq ft)	641
7th (Terrace 360 sq ft)	1,077
6th	1,319
5th	1,319
4th	1,319
3rd	1,319
2nd	1,319
1st	1,338
G	932
LG	615
Total	11,198

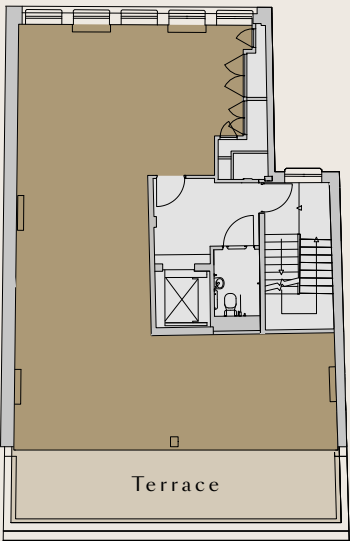
8TH FLOOR PLAN

641 sq ft
(Terrace 270 sq ft)



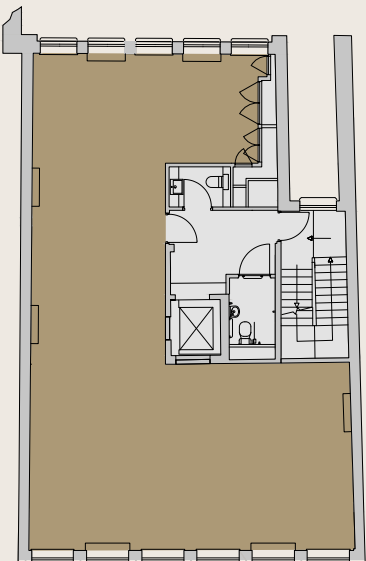
7TH FLOOR PLAN

1,077 sq ft
(Terrace 360 sq ft)

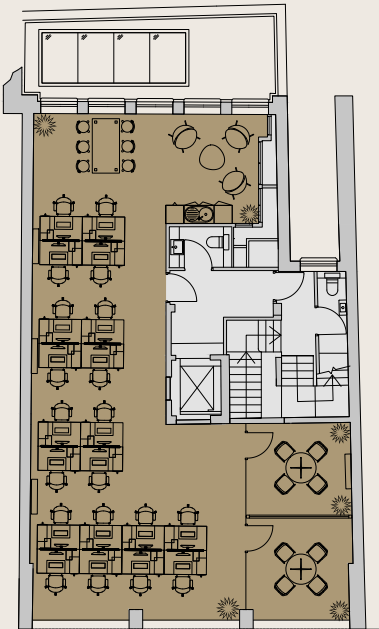


TYPICAL FLOOR PLAN

1,319 sq ft



INDICATIVE SPACE PLAN



A SELF-CONTAINED OPTION

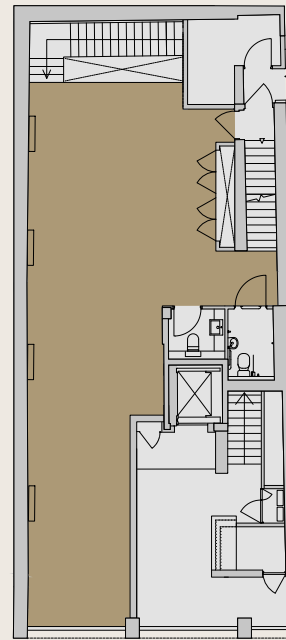
For those that would prefer a self-contained option, the Ground and Lower Ground floors offer versatile, efficient space with an abundance of natural light and your own entrance on Great Winchester Street

The unit has planning permission for the following use classes:
A1, A2, B1 and D1.



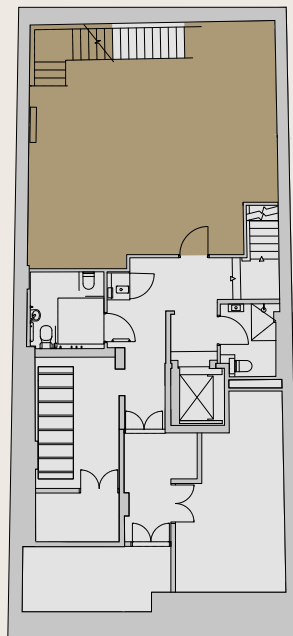
GROUND FLOOR PLAN

932 sq ft



LOWER GROUND FLOOR PLAN

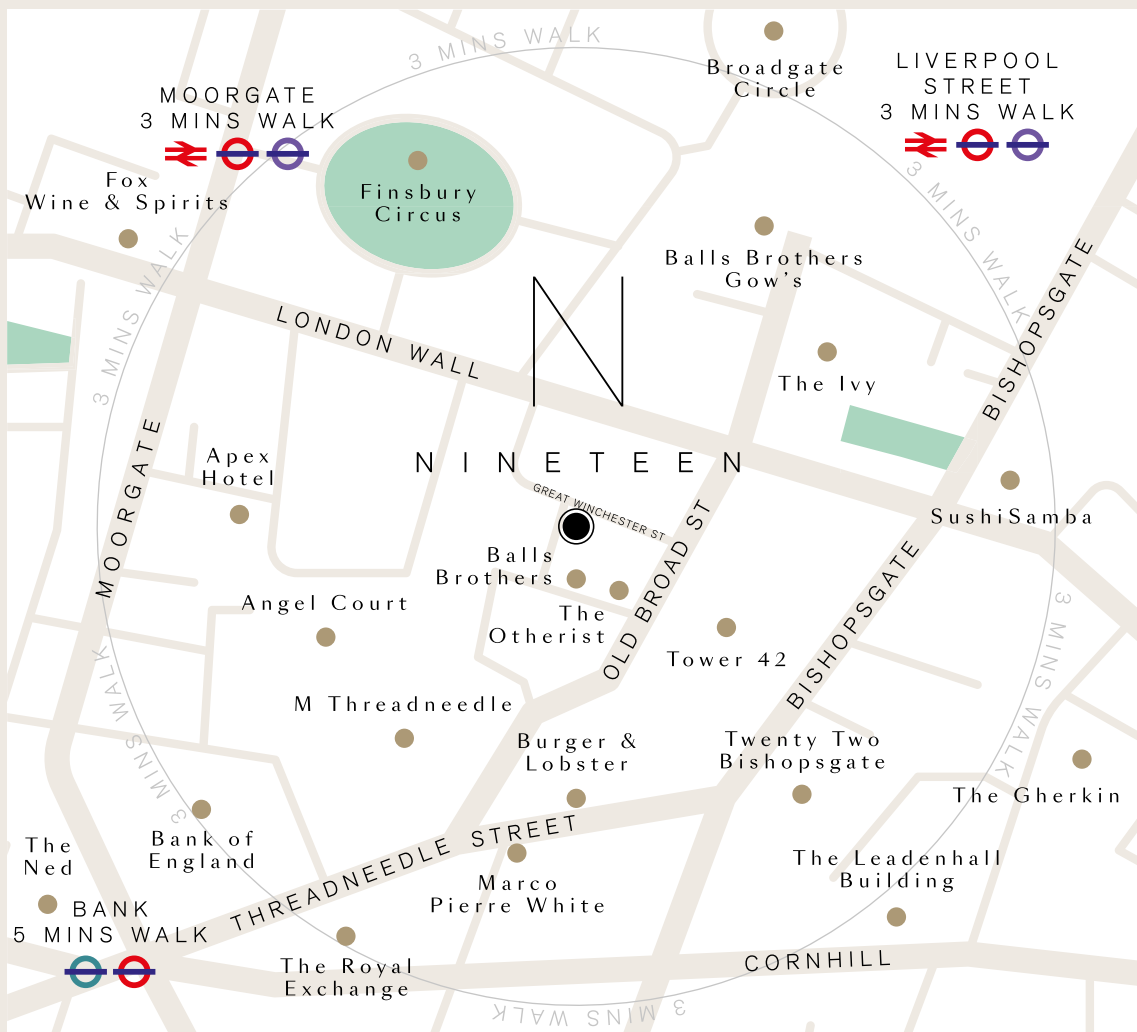
615 sq ft



LOCATION

Nineteen affords easy access to the majority of underground lines nearby at Bank, Moorgate, and Liverpool Street, as well as mainline, overground, and soon Crossrail, services at Liverpool Street and Moorgate. Nineteen is surrounded by superb cafés and bars, world-renowned restaurants, historic landmarks and high-end retail. Shoreditch and Spitalfields are also short walk away.





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