



MAKING MOVES



EXIT



**G & LG FLOOR,
15 FULWOOD
PLACE, WC1V 6HU**

**12,276 SQ
FT**

HIGHLIGHTS

- Plug & Play
- Creative/ Media Style Fit Out
- Self-contained
- Exposed Brick and Services
- Good Natural Light, Even at LG Level
- High Ceilings
- Multiple Meeting Rooms and Phone Booths
- Breakout Spaces
- Open Plan Desking Area
- High Specification Kitchen & Breakout Area
- Well-presented Manned Building Reception
- Bike Storage and Showers

WE ARE OFFICES

Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

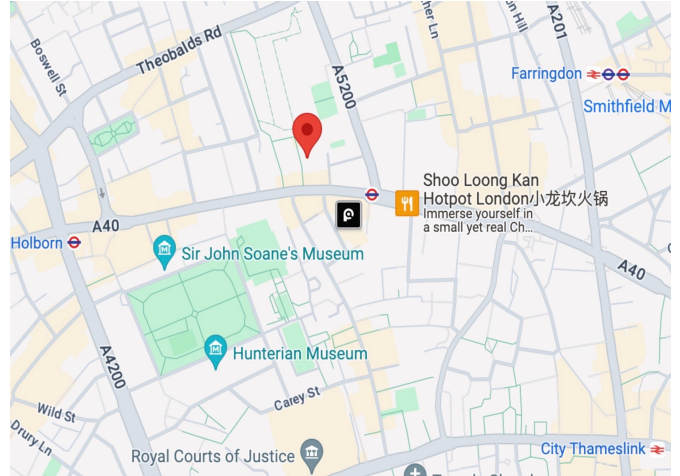
LOCATION:



Fairfax House is the most notable building on Fulwood Place, which extends north from High Holborn and sits next to the historic Gray's Inn Gardens.

Both Chancery Lane and Farringdon stations are conveniently nearby, offering excellent accessibility.

15 Fulwood Place benefits from the vibrant mix of amenities, including nearby cafés, restaurants, and retail outlets, making it a convenient and attractive address for businesses.



DESCRIPTION:



This office is perfect for creative and media companies. It's self-contained with a modern, industrial vibe, featuring exposed brick, high ceilings, and great natural light, even on the lower ground floor.

The layout includes open-plan desks, multiple meeting rooms, private phone booths, and breakout spaces. There's also a high-quality kitchen and breakout area.

The building offers a well-presented manned reception area as well as bike storage.

TERMS:



Available by way of an assignment or flexible sublease until June 2028

EPC:



EPC: B

FLOOR AREAS & OUTGOINGS:

Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
G	5,753	£58.89	£10.14	£15.93	£488,774	£40,731
LG	6,523	£58.89	£10.14	£15.93	£554,194	£46,183

VIEWINGS:

Strictly through appointment by sole agent:

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