



EXIT



5TH FLOOR, ALPHABETA BUILDING, 14-18 FINSBURY SQUARE, EC2A 2AH

14,545 SQ FT



Plug & Play



Communal Roof Terrace



High ceilings and
Exposed Services



Impressive Building
Reception



BREEAM 'Very
Good'



Bike Storage and
Showers



Access to onsite
Squash Court &
Yoga Studio



11 Passenger Lifts
and 2 Goods Lifts



VIEW NOW 07471 998225 OR 07551 158799

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DESCRIPTION

This office is fully fitted to a high standard, offering a creative and functional workspace. The floor boasts multiple meeting rooms for team collaboration, a dedicated client-facing reception area, and plenty of breakout spaces for informal work.

A spacious kitchen area provides convenience, while high ceilings and excellent natural light enhance the open, airy feel of the space, making it both practical and inspiring for businesses.

This is a fantastic building with exceptional amenities, including extended end-of-trip facilities, a 'ride in' bike ramp down to an extensive 300 bicycle spaces, a squash court, and a yoga studio. The building also has a grand reception with 24/h security.



TERM

Available by way of an assignment or flexible sublease until July 2028.

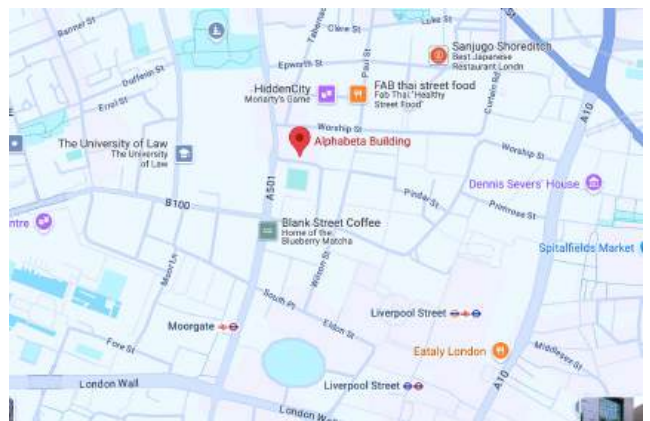
A new lease is also available direct with the landlord.



LOCATION

The Alphabeta Building in Finsbury Square boasts an unbeatable location at the crossroads of London's tech and financial hubs. Just a short walk from Moorgate, Liverpool Street, and Old Street stations, the building is easily accessible via the Northern, Central, Hammersmith & City, and Elizabeth lines.

Nearby, you'll find the vibrant Whitecross Street Market and Old Spitalfields Market, offering a diverse range of street food and artisan vendors. With trendy restaurants, cafés, and green spaces like Finsbury Square Garden right on your doorstep, the Alphabeta Building offers both convenience and an inspiring atmosphere for teams to thrive.



Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
5 th Floor	14,545	£60.86	£15.95	£23.54	£1,459,591	£121,633



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