



3RD FLOOR, 1 FINSBURY SQUARE, LONDON, EC2A 1AE

7,238 SQ FT

 24/7 Manned Reception



Plug & Play

 Cycle Storage and Showers

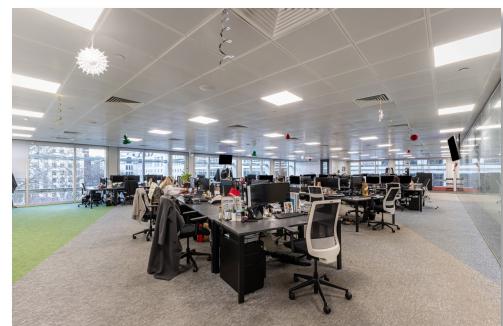


Client Facing Meeting Rooms and an Extensive Boardroom

 Great Levels of Natural Light with Views over Finsbury Square



Large Kitchen and Breakout





DESCRIPTION

The office is fully fitted with high-quality furniture and benefits from excellent natural light throughout. A range of meeting rooms includes two interconnecting boardrooms, which can be opened via a concertina wall to create a larger space suitable for 40–50 people.

The building features a well-presented, newly refurbished, manned reception, along with secure cycle storage and shower facilities.

The column-free floorplate offers an efficient and highly flexible workspace, complemented by impressive views over Finsbury Square.



TERM

Available by way of an Assignment or a Sub-lease with a term expiring on the 13th July 2027.

A new Lease is also available with the Landlord.

This office is also available Managed.

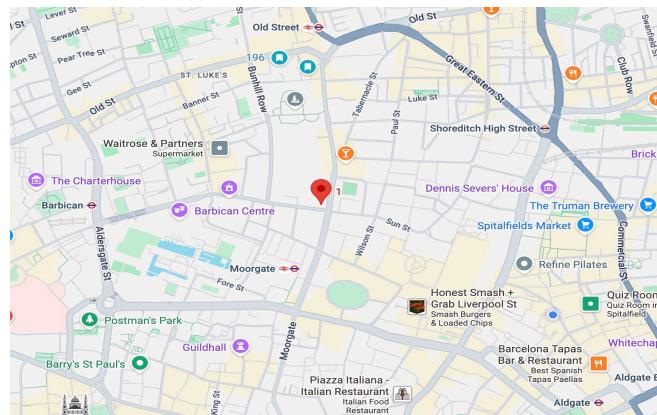


LOCATION

1 Finsbury Square occupies an exceptional City location with outstanding transport connectivity.

Positioned directly above Moorgate Station and moments from Liverpool Street, the building provides immediate access to the Elizabeth line, Underground, National Rail and mainline services, making it one of the best-connected office addresses in London.

The surrounding area offers a vibrant mix of cafés, restaurants and bars, along with green open space at Finsbury Square, providing excellent options for meetings, lunch breaks and after-work socialising.



Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
3 rd Floor	7,238	£67.50	£22.92	£24.52	£831,936	£69,328



GEORGE MARMENT

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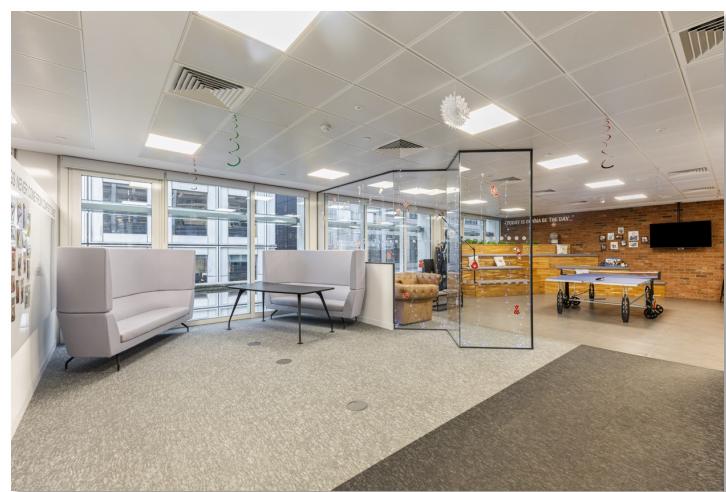
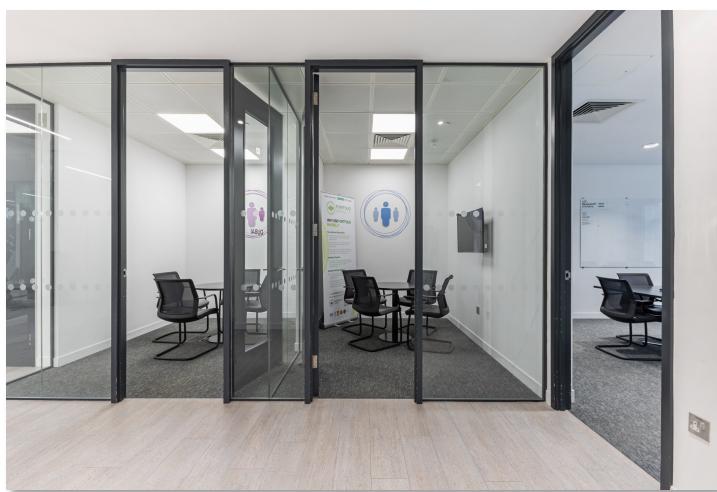


RACHEL STEAD

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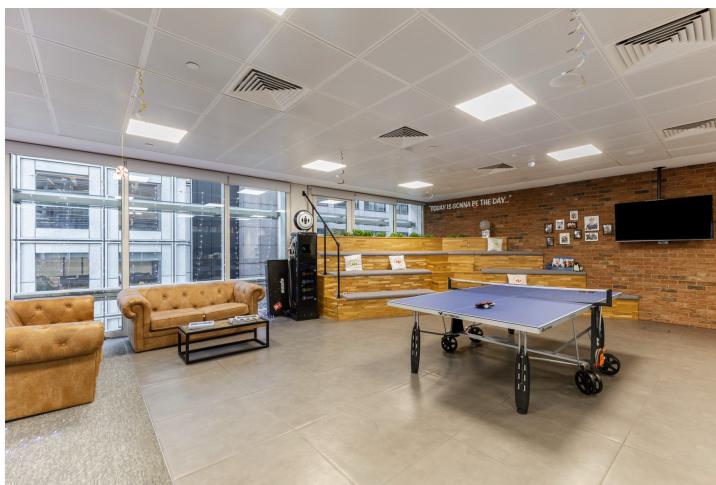


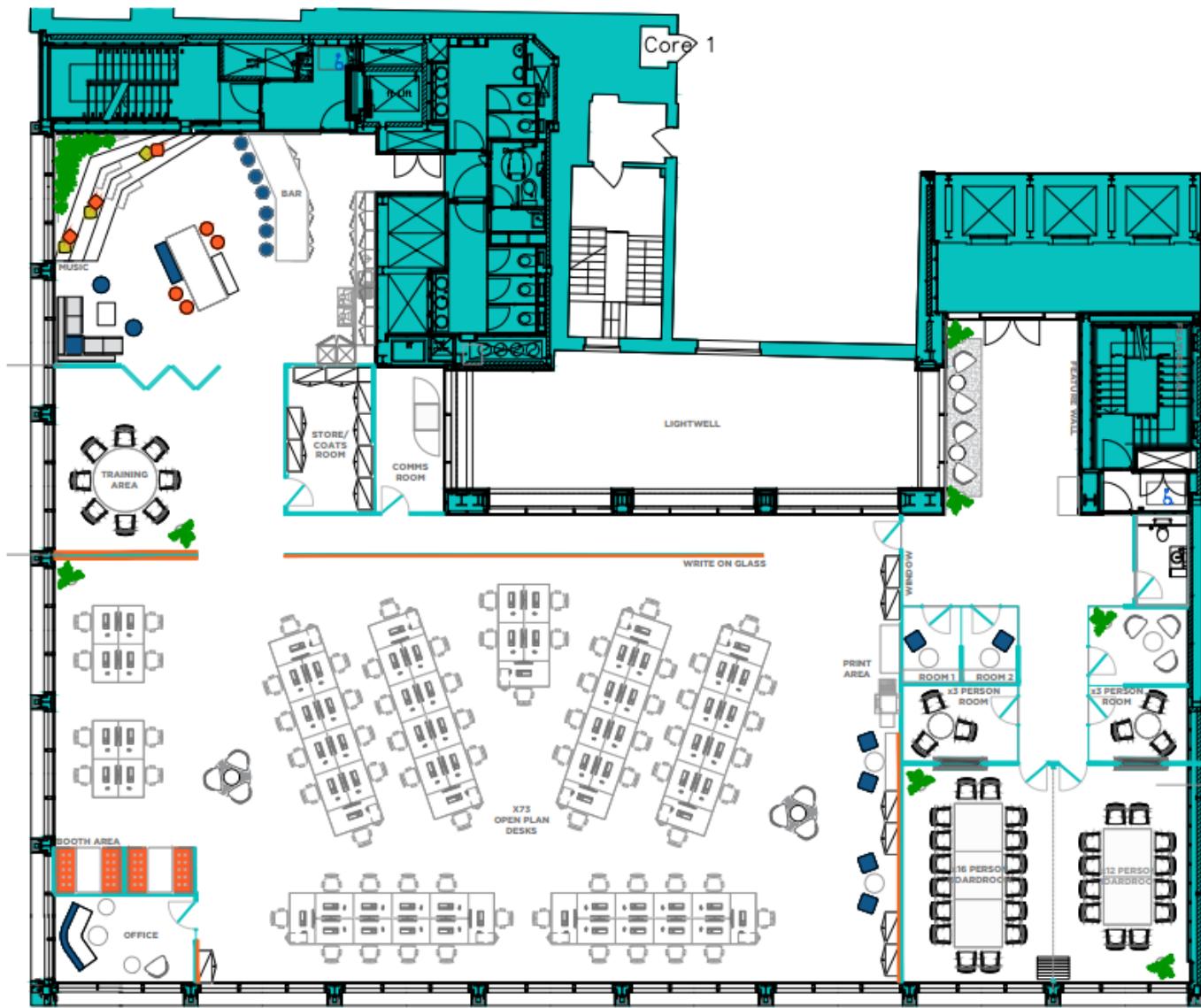
EXIT





EXIT





0 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m

1



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