Finsbury
Square

26

EC2

‘Plug and play’ offices
overlooking Finsbury Square

To Let
2,335 sq. ft / 5,275 sq. ft / 8,315 sq ft
The building

DESCRIPTION

26 Finsbury Square is an attractive corner building with an impressive double height reception and 24 hour commissionaire.

The sixth floor provides high quality fitted out office space that offers a plug and play solution. The floor can be let in its entirety or split.

The current fit out consists of a large reception area, large boardroom overlooking Finsbury Square, large open plan office, small open plan office, private offices/meeting rooms, a kitchen area and a large comms room.

The office is available for immediate occupation.
The space

**AMENITIES**

- Impressive double height building reception
- 24 hour commissionaire
- 4 x passenger lifts
- Fitted out sixth floor ready for occupation
- Large reception area on sixth floor
- Large boardroom overlooking Finsbury Square
- Large open plan office
- Smaller open plan office
- Seven private offices/meeting rooms
- Kitchen area
- Comms room
- Air-conditioning
- Raised access floor
- CAT 6 cabling
- Fibre internet connection
- Bike storage, lockers and showers
The plan

APPROXIMATE FLOOR AREAS

Small office  2,335 sq. ft.
Large office  5,275 sq. ft.
Entire Floor  8,315 sq. ft.

The floor can be taken on its entirety, or split to provide either 2,335 sq. ft or 5,275 sq. ft.
The area

LOCATION
The building is located in the North-East corner of Finsbury Square, bordering Shoreditch and The City. There are excellent transport links nearby and the introduction of a Crossrail entrance at Moorgate in 2019 will further benefit the area. The location benefits from many bars, restaurants and retailers such as Modern Pantry, Flight Club and the rooftop Aviary bar.

TRANSPORT
Liverpool Street
Central, Circle, Hammersmith & City, Metropolitan, National Rail and Crossrail (2019)

Moorgate Circle, Hammersmith & City, Metropolitan, Northern and National Rail

Old Street Northern line, National Rail

Buses 21, 43, 76, 141, 153, 214, 271

Santander Cycles
Details

RENT
£49.50 per sq. ft. plus VAT
£411,592 per annum exclusive.

RATES
£22.35 per sq. ft.
£185,877.50 per annum
Interested parties are expected to satisfy themselves in respect of business rates obligations through the VOA or the London Borough of Islington.

SERVICE CHARGE
We have been advised that the service charge is currently running at £8.45 per sq. ft. which equates to £70,268 per annum.

LEASE
New sub-lease for a term by arrangement.

VAT
The property is elected for VAT.

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT
ANTON PAGE 020 7336 1313
Finn Ledwidge
fledwidge@antonpage.com
James Taylorson
jtaylorson@antonpage.com

MISREPRESENTATION ACT. ANTON PAGE LLP FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHOSE AGENTS THEY ARE, GIVE NOTICE THAT: THESE PARTICULARS DO NOT FORM ANY PART OF ANY OFFER OR CONTRACT. THE STATEMENTS CONTAINED THEREIN ARE ISSUED WITHOUT RESPONSIBILITY ON PART OF THE FIRM OR THEIR CLIENTS AND THEREFORE ARE NOT TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT, ANY INTENDING PURCHASER MUST SATISFY HIMSELF AS TO THE CORRECTNESS OF EACH STATEMENT MADE HEREIN. AND THE VENDOR DOES NOT MAKE OR GIVE, AND NEITHER THE FIRM NOR ANY OF THEIR EMPLOYEES HAVE THE AUTHORITY TO MAKE OR GIVE, ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.