



The Poppy Building

8 Brewhouse Yard, London, EC1V 4DG

Bright, Refurbished & Fully Fitted Office Space with Communal Roof Terrace and Exceptional Natural Light through Floor-to-Ceiling Windows

1,717 to 3,434 sq ft
(159.51 to 319.03 sq m)

- Large communal roof terrace
- DDA Compliant
- Secure cycle storage
- Shower facilities
- Full access raised flooring
- Suspended ceiling
- Air conditioning
- Fully fitted 1st floor

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Summary

Available Size	1,717 to 3,434 sq ft
Rent	£56.50 - £58.50 per sq ft
Rates Payable	£20 per sq ft Estimate
Service Charge	£12 per sq ft Estimate
EPC Rating	Upon Enquiry

Description

Contemporary office building of concrete & glass arranged over five levels. The building boasts a large communal terrace overlooking the surrounding area. The floors have excellent natural light owing to the floor-to-ceiling windows and situation of the building on a virtual island site with light on 3 sides.

The 1st floor is fully fitted to an excellent spec with:

- Full access raised floors
- Aircon
- LED lights
- Meeting rooms
- Open plan sales space
- Private phone booths

Location

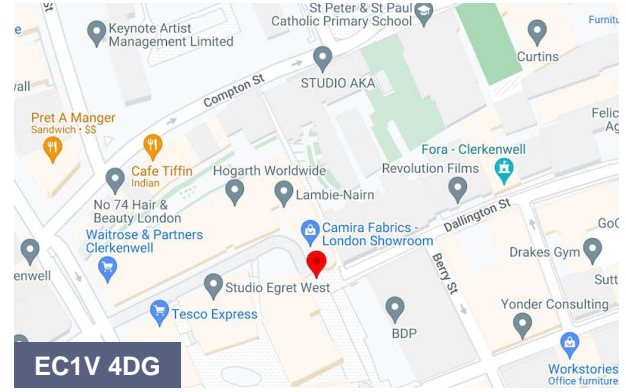
The Poppy Building occupies a virtual island site overlooking Brewhouse Yard, is situated in the City's vibrant Tech Hub.

The building benefits from excellent transport links, being equidistant from Farringdon (Elizabeth Line, Thameslink, Circle, Hammersmith & City and Metropolitan) and Barbican (Circle, Hammersmith & City, and Metropolitan) stations. Old Street Station (Northern Line) is also a short walk away.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Rent	Availability
1st	1st	1,717	159.51	£56.50 per sq ft	Available
3rd	3rd	1,717	159.51	£58.50 per sq ft	Available
Total		3,434	319.02		



Viewing & Further Information



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