



43 EAGLE ST

LONDON WC1

2,027 sq ft of contemporary fully fitted and furnished office accommodation



NEW SPACE AVAILABLE

43 Eagle Street is a contemporary, comprehensively refurbished and reimagined office building in the beating heart of Midtown. Designed by award-winning architects Garnett and Partners, the Ground floor offers 2,027 sq ft of fully fitted and furnished contemporary work space with a communal roof terrace.





SPECIFICATION

Comprehensive refurbishment

Fully fitted space

Communal roof terrace

Air-conditioning

LED lighting

Perimeter trunking

BREEAM Very Good

Concrete coffered ceilings

New 8 person lift

New cycle storage & showers

Fibre connectivity

EPC B rating

Live air monitoring system

NABERS rating 4





CAPSULE MANAGED

Our Managed product provides Legal & General customers with a range of operational and technical services, fibre connectivity and health and safety initiatives, with the opportunity to bolt on bespoke services where available.



Health & safety compliance



Technical maintenance



Cleaning services and waste management



Wellbeing features including sensory networks monitoring



Wifi and fibre connection provided by Elevate



Daily operational management



All inclusive pricing



Option for additional bespoke services





TAILORED ENVIRONMENT

Legal & General is committed to providing healthy, safe and productive environments across their office portfolio. It's important to ensure the indoor environmental quality (IEQ) is maintained as we spend a significant amount of time at work. Exposure to poor indoor air quality can cause an array of serious health issues, alongside also detrimentally impacting our productivity and performance at work.

We are able to offer tailored solutions to help you create dynamic and healthy workplaces. Some of these include:



Sensors measuring live air quality, humidity, noise, light and temperature to tailor conditions for your workplace



Regular reviews with your property management team on optimisation of your space



Ongoing space planning and productivity modelling based on optimum conditions and your business requirements



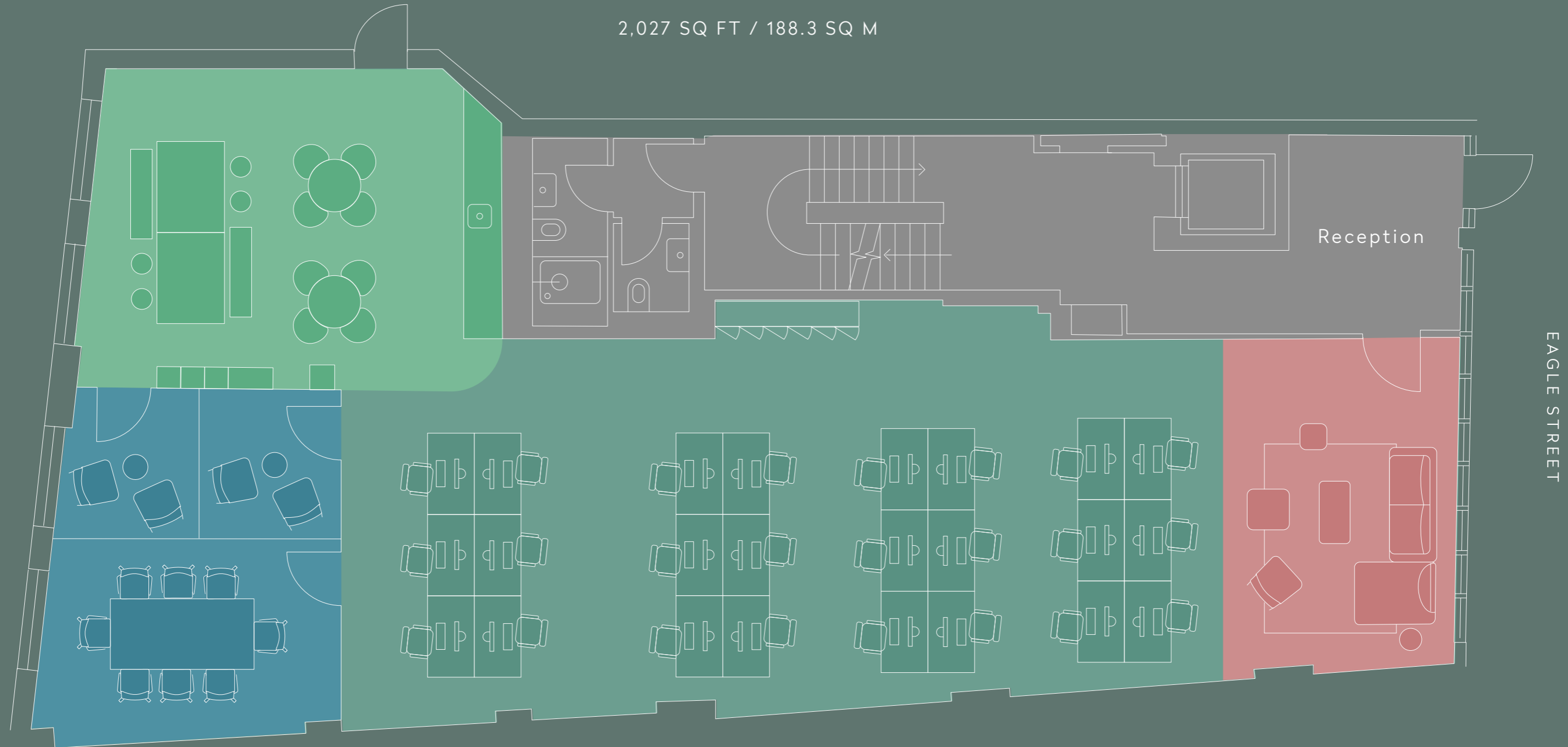
Live screens showing performance of the space versus best practice





GROUND FLOOR

2,027 SQ FT / 188.3 SQ M



■ 24 x Open Plan Desks | ■ 3 x Meeting Rooms | ■ 1 x Kitchenette/Breakout Area | ■ Welcome Area





NEIGHBOURHOOD

Midtown has become the most dynamic neighbourhood in London, from boutique retail to high-end hotels and restaurants, the choice is endless.



Gray's Inn Gardens



Lamb's Conduit St



L'Oscar Hotel



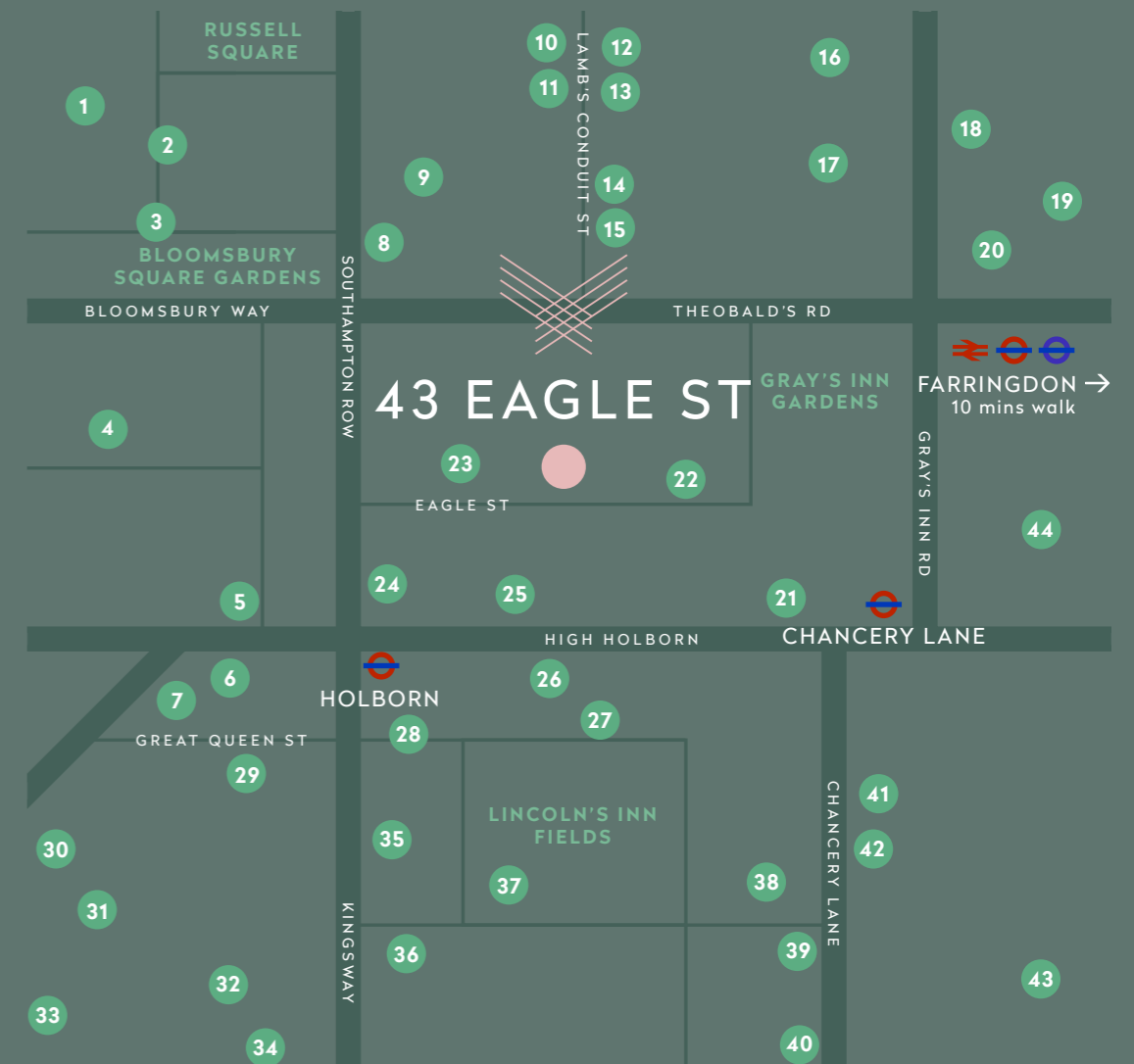
The Hoxton



Lamb's Conduit St



Holborn Dining Room



- | | | | |
|------------------------|-----------------------------|--------------------------|-------------------------|
| 1 The British Museum | 12 Tuttis | 23 Shoyu | 34 The Delaunay |
| 2 The Blue Door Bistro | 13 Oliver Spencer | 24 L'Oscar Hotel | 35 Club Quarters Hotel |
| 3 Gaia | 14 Honey & Co. | 25 Gymbox | 36 Peacock Theatre |
| 4 The Happy Lamb | 15 Langham Gallery | 26 Rosewood Hotel | 37 Beaver's Brew |
| 5 Cafebotanical | 16 Charles Dickens Museum | 27 Sir John Soane Museum | 38 The Last Judgement |
| 6 The Hoxton | 17 The Lady Ottoline | 28 The Espresso Room | 39 Six Clerks |
| 7 Colonel Saab | 18 Otto's French Restaurant | 29 Middle Eight | 40 Cigalon |
| 8 NYX Hotel | 19 Mouse Tail Coffee | 30 Barrafina | 41 London Silver Vaults |
| 9 October Gallery | 20 Loaf | 31 Sarastro | 42 The Pregnant Man |
| 10 The Perseverance | 21 Davy's Wine House | 32 Plume Wine Bar | 43 Clifford's |
| 11 Noble Rot | 22 Old Nick | 33 Fitness First | 44 Leather Lane Market |



WORKPLACE APP

Vizta Neighbourhood is your workplace app, giving you exclusive benefits of being a part of the L&G community. It connects you to local events, social groups, and amenity, helping you engage with your community in new ways. Vizta Neighbourhood makes your workday easier and more connected.



EFFORTLESS VISITOR & DELIVERIES ACCESS

Say goodbye to stair climbs – welcome guests and receive deliveries with ease.



LOVE YOUR NEIGHBOURHOOD

Enjoy local discounts and book office spaces or meeting rooms nearby that fit your needs.



ACTIVATE YOUR COMMUNITY

Easily discover what's happening around you. Join social groups, positive impact projects, and local events.

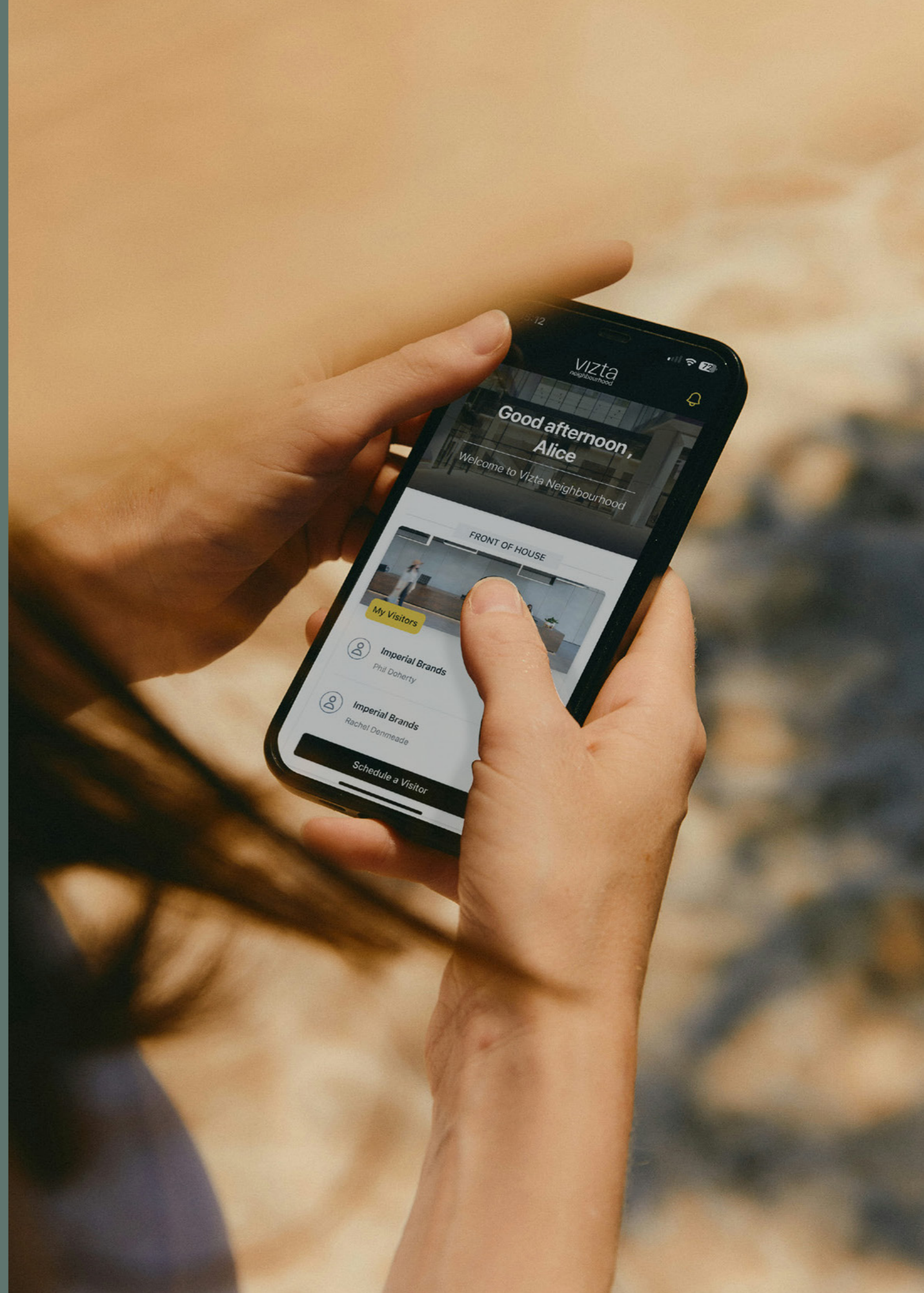


ELEVATE SOCIAL IMPACT

Looking to have a positive influence? Participate in social activities, volunteer days and impactful social projects.

vizta
neighbourhood

DOWNLOAD ON THE
APP STORE & GOOGLE PLAY





43 EAGLE ST

LONDON WC1

KONTOR

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Marketing: [Stuart Chapman Design](#)