

KAUFFMANS

RARELY AVAILABLE

FULLY FITTED OFFICES TO LET

(UP TO 22 DESKS)

4TH FLOOR - 1,284 SQ FT
74 COLEMAN STREET
LONDON EC2



DESCRIPTION

74 Coleman Street is a best in class seven-storey redeveloped building with an attractive Portland stone façade. The building benefits from excellent amenities including an impressive manned reception and end of trip facilities including 3 showers.

The fourth floor is available from March 2026. The floor can be offered with a bespoke fit out, up to 22 desks, 8 person board room and large kitchen breakout area.

Available on managed or conventional terms.



SPECIFICATION



VRF Air-conditioning



Fully Fitted, column-free space



LED lighting & raised access floor



3 showers, 10 lockers and cycle spaces



24 Hour access



Impressive manned reception



8 person passenger lift



Fibre connectivity



Huge array of local amenity

TERMS

Terms: New lease by arrangement

Rent: £79.50 per sq ft

Rates: £21.82 per sq ft

Service Charge: £22.77 per sq ft

VAT: The property is elected for VAT purposes

EPC Rating: B

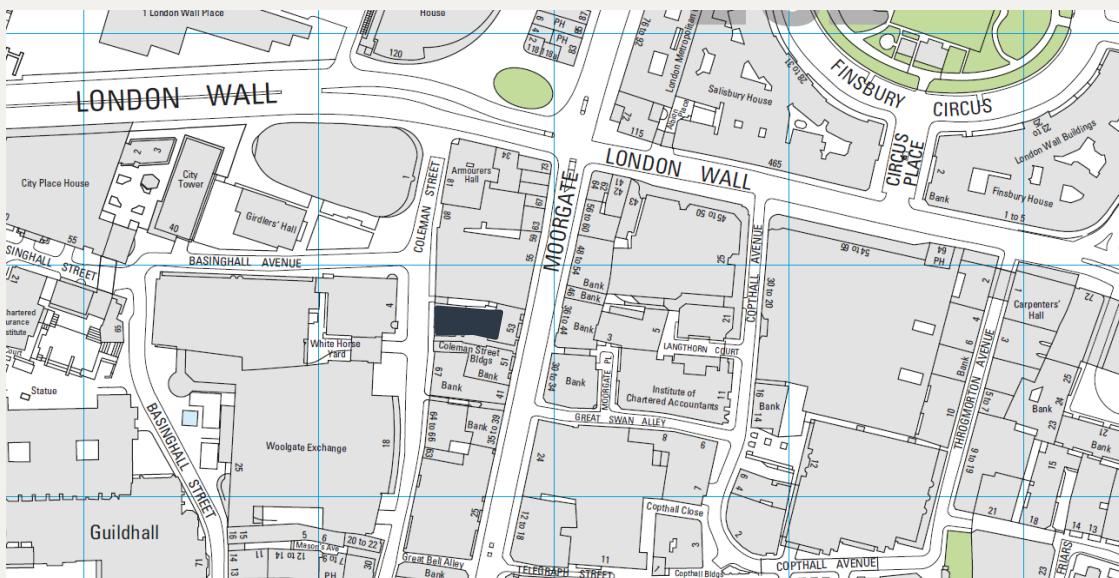
4th FLOOR – NOTE IMAGES SHOW CONDITION PRE CURRENT OCCUPATION



LOCATION

Situated in the heart of the City among numerous global institutions, 74 Coleman Street is a short walk from the Bank of England and within minutes' walk of the new Moorgate, Elizabeth Line station, offering unrivalled connectivity to the West End, Canary Wharf and Heathrow. Both Liverpool Street and Bank underground and overground stations are also within a short walk of the building.

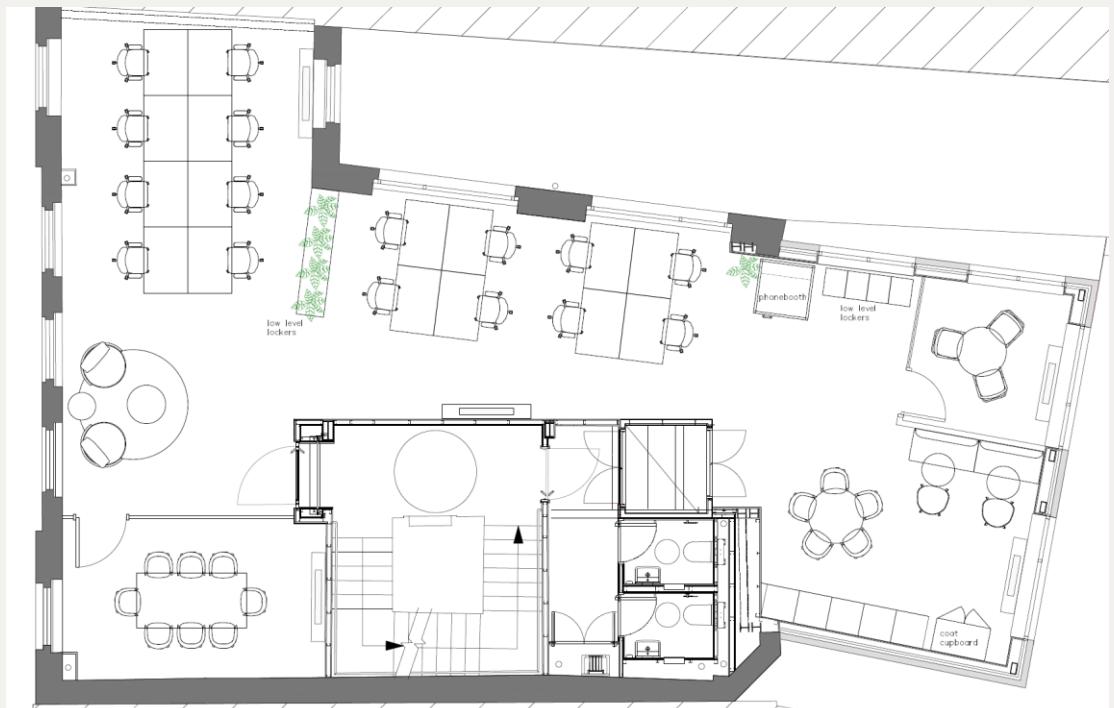
There is an abundance of local leisure amenities including The Ned, Finsbury Circus, One New Change and Broadgate.



FULLY FITTED OFFICE SPACE ACCOMMODATION

FLOOR	SQ FT	SQ M
4 th floor	1,284	119.3

Fourth Floor – Indicative layout – 16 desks



Not to scale and for indicative purposes only.

Further Information

To arrange a viewing or for any further information, please contact:

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