

# KAUFFMANS

RARELY AVAILABLE  
FULLY FITTED OFFICES TO LET  
(UP TO 22 DESKS)

4<sup>TH</sup> 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



Fibre connectivity



Impressive manned reception



8 person passenger lift



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

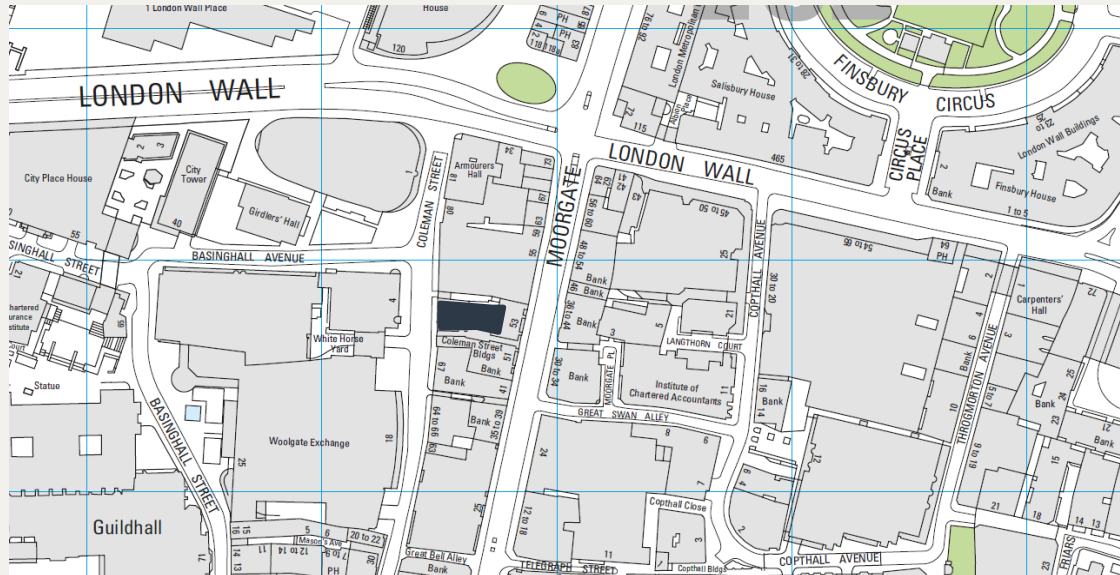
4<sup>th</sup> FLOOR – NOTE IMAGES SHOW CONDITION PRE CURRENT OCCUPATION



## 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.

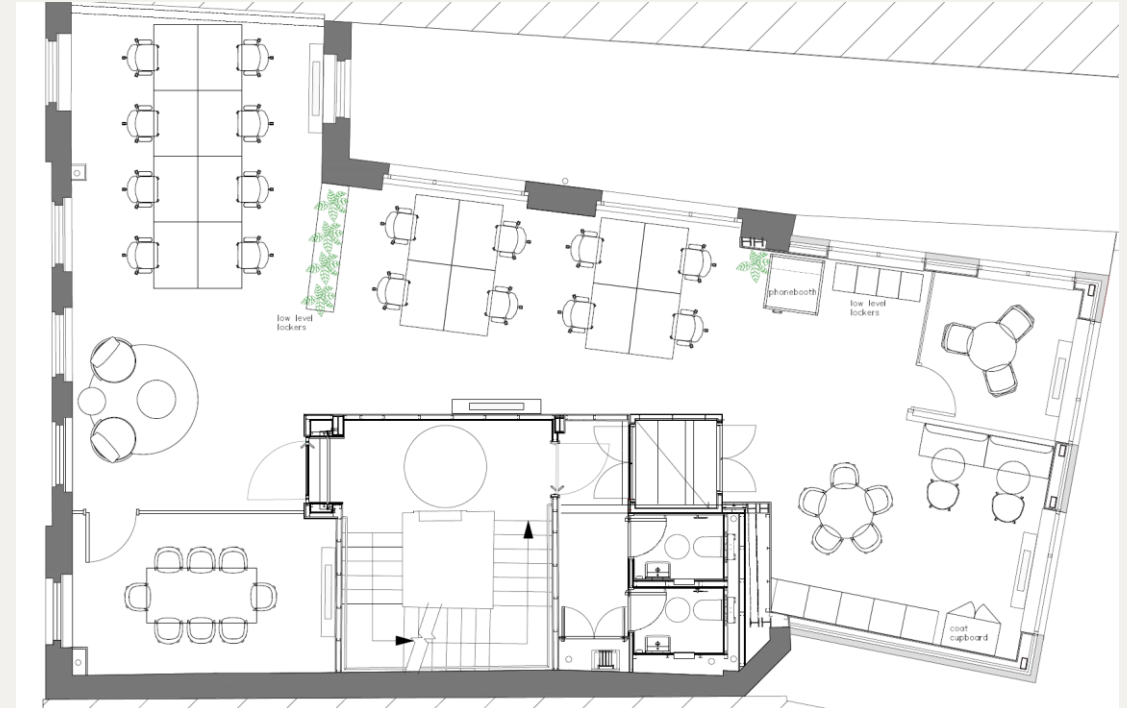


## FULLY FITTED OFFICE SPACE

### ACCOMMODATION

FLOOR	SQ FT	SQ M
4 <sup>th</sup> 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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### Disclaimer:

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