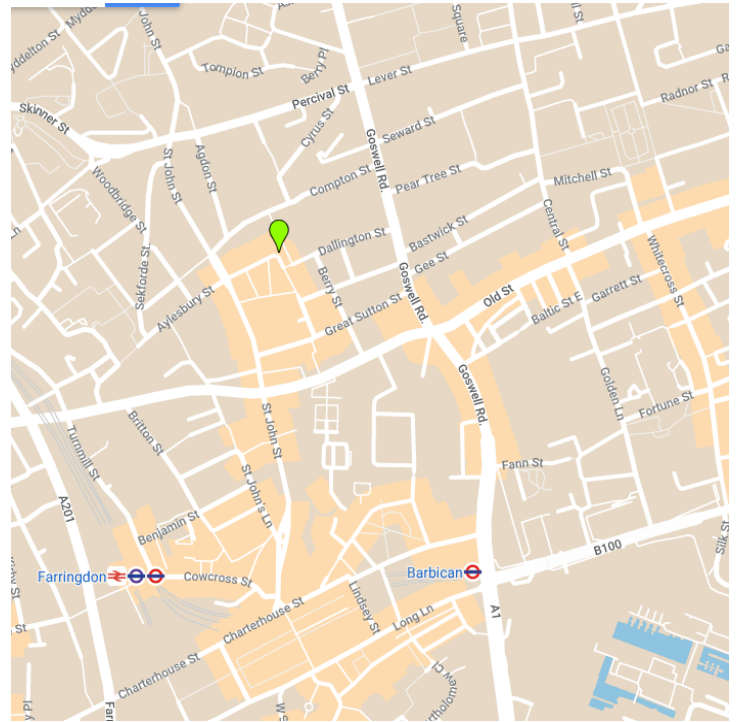




Offices to Let The Poppy Building, 8 Brewhouse Yard, EC1

Newly Refurbished, Fully Fitted, Quirky Offices with Excellent Natural Light



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, AC, LED lights, meeting rooms, open plan sales space and 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.

Availability

Floor	Sq Ft	Status
3 rd	1,717	Available
1 st	1,717	Available
Total	3,434	Available

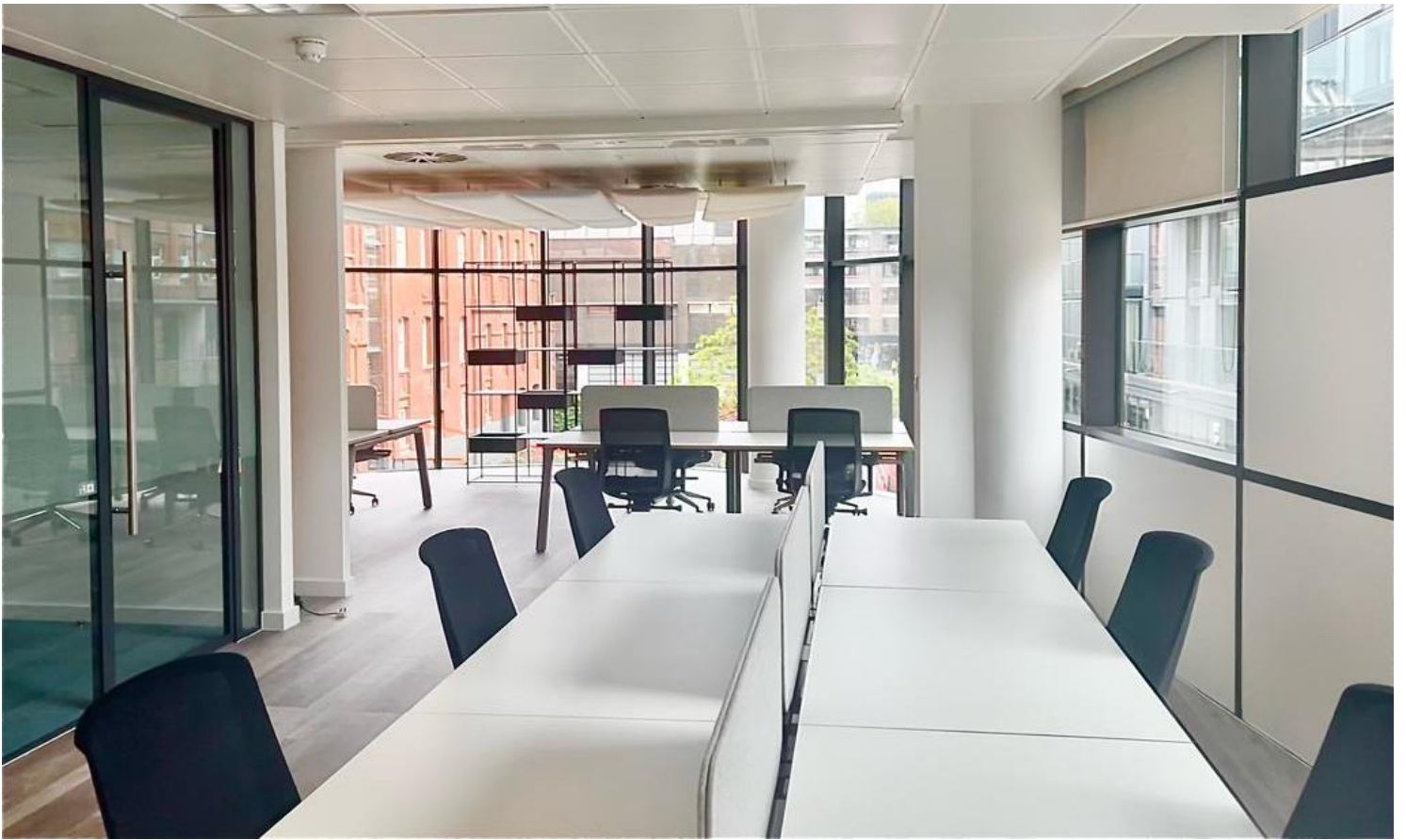
Contact us



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Amenities

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

TERM: New leases for a terms by arrangement directly from the Landlord to be contracted out of the landlord and Tenant Act (1954) as amended.

RENT: £56.50 psf

RATES: c.£18. psf p.a.

S/CHARGE: £17.45 psf p.a. Inclusive of Utilities within office demise

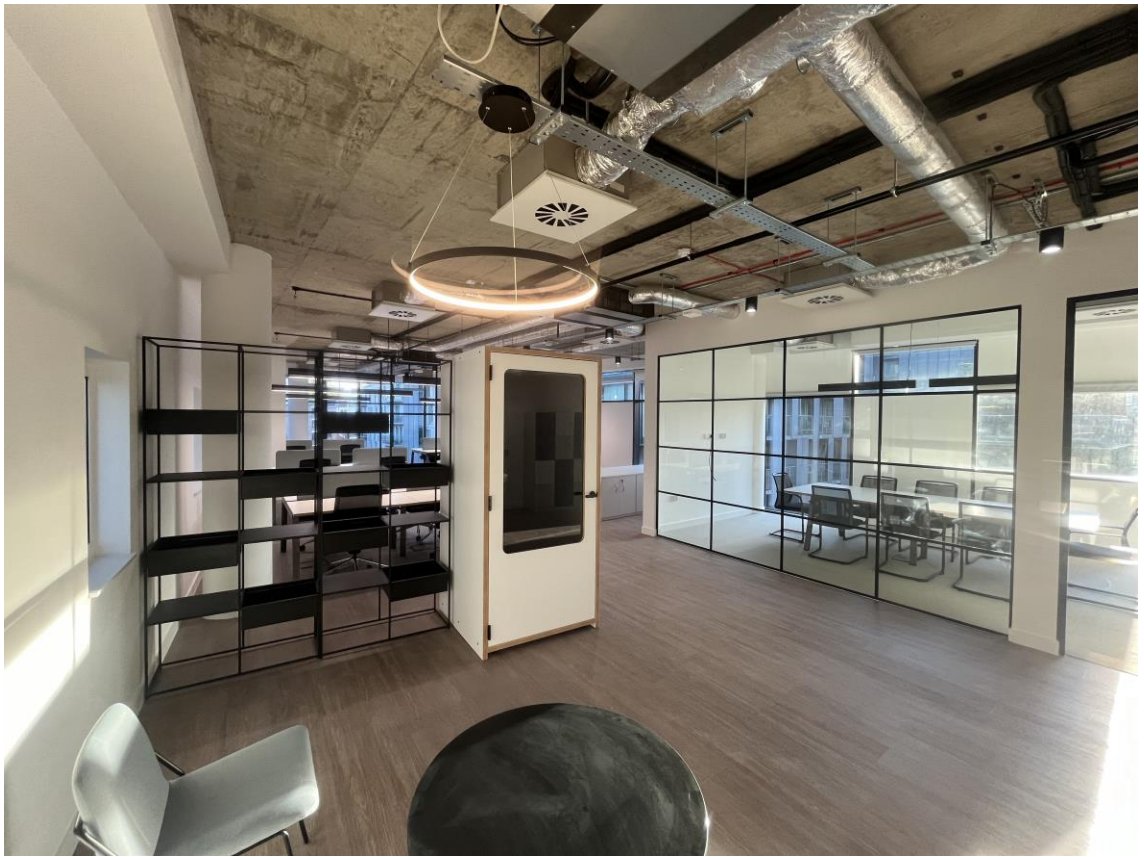
VAT: This property is elected for VAT

EPC: Full EPC available on request

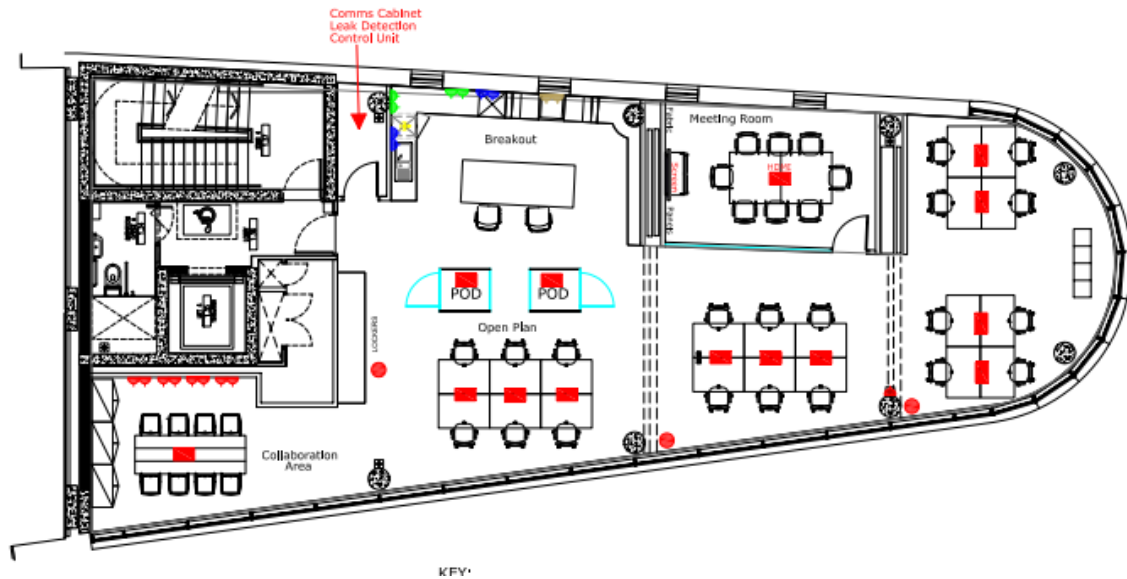












1ST floor – indicative floor plans

