



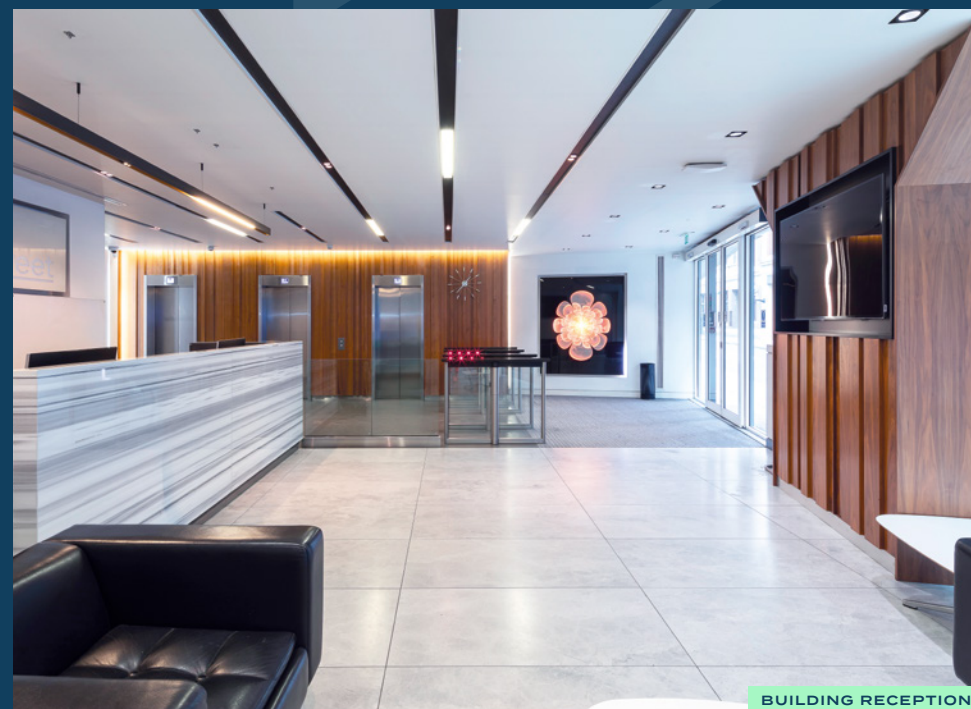
8 BOUVERIE STREET

EC4



BUSINESS READY

8 Bouverie Street provides 33,640 sq ft of contemporary office space across five floors. Each floor is fully fitted and furnished, with excellent natural light and high-quality finishes. The building also benefits from an EPC rating of C-53, a modern reception and end of trip facilities on the lower ground floor.



BUILDING RECEPTION



SPECIFICATION



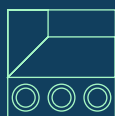
VRF air-conditioning



Three 13-person
passenger lifts



Cycle storage



Fully accessible
raised floors



Suspended metal
tile ceilings



Male and female WCs
on every floor



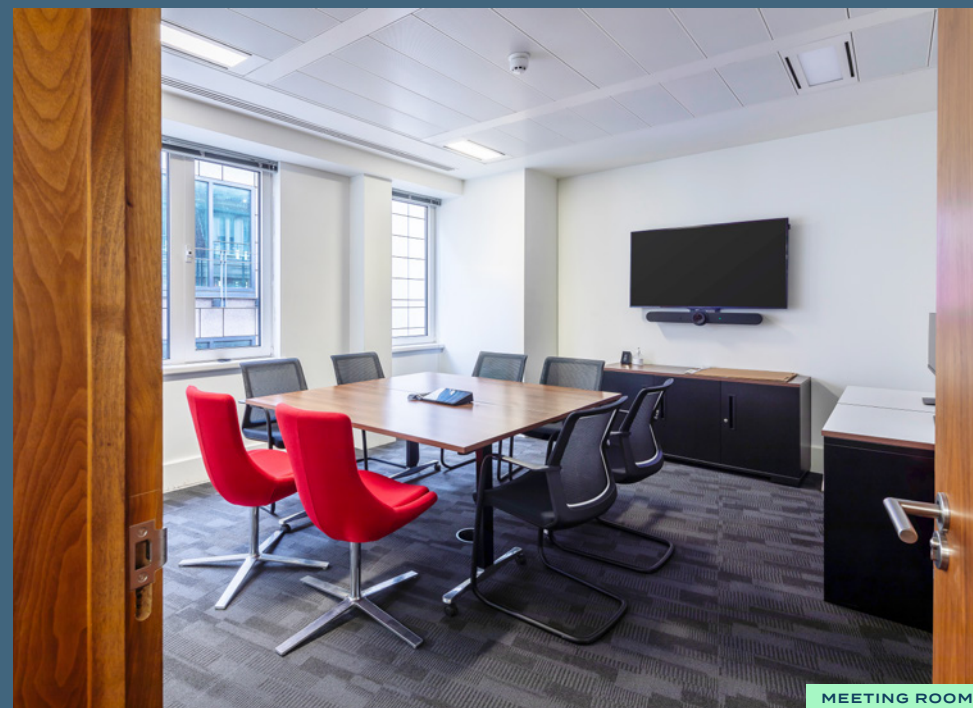
Finished floor to ceiling
heights of 2.6m



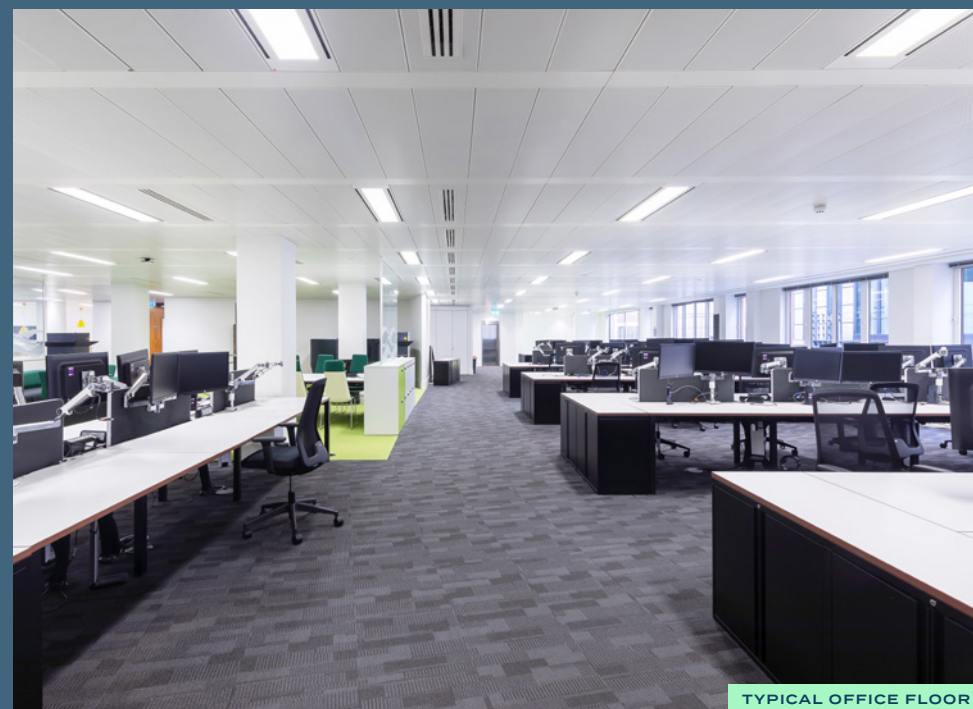
Six shower /
changing cubicles



Powered by 100%
renewable electricity



MEETING ROOM



TYPICAL OFFICE FLOOR



AVAILABILITY

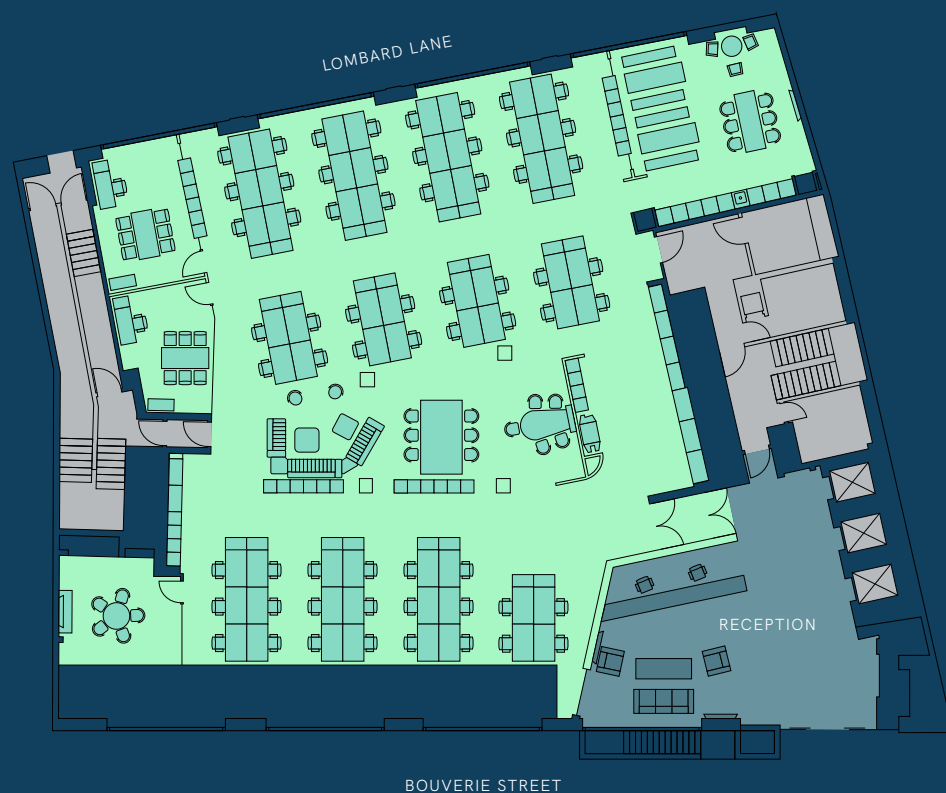
FLOOR	USE	SQ FT	SQ M
3rd	Office	7,190	668.0
2nd	Office	7,176	666.7
1st	Office	7,166	665.7
G	Office	5,107	474.5
	Reception	801	74.4
LG	Office	5,344	496.5
	Ancillary	856	79.5
Basement	Storage	1,633	151.7
TOTAL		35,273	3,277.0



GROUND FLOOR

5,107 SQ FT / 474.5 SQ M

62x Workstations
1x 5-person meeting room
2x Private offices
2x Breakout areas
1x Teapoint
80x Lockers



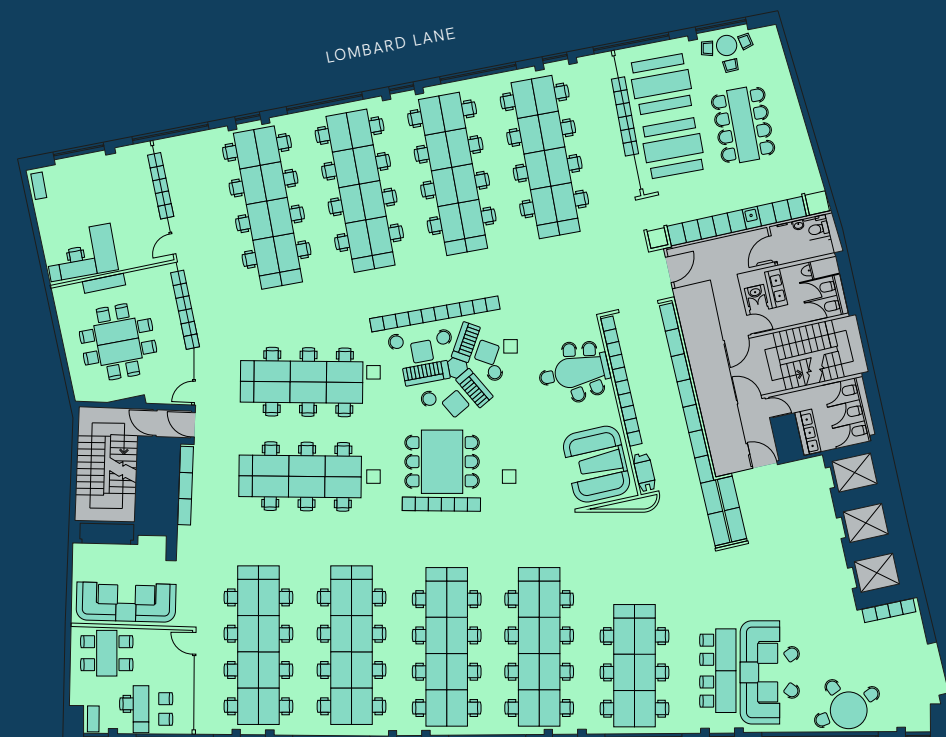
BOUVERIE STREET



TYPICAL FLOOR

7,190 SQ FT / 668.0 SQ M

82x Workstations
1x 8-person meeting room
2x Private offices
3x Breakout areas
1x Teapoint
166x Lockers



BOUVERIE STREET





COOL & CONNECTED

Nestled within the established Fleet Street Quarter and just a short walk to the Thames, 8 Bouverie Street benefits from a diverse selection of retail, bars and restaurants. The building has superb transport links with Farringdon, Blackfriars, City Thameslink and Chancery Lane all within close proximity.



INNER TEMPLE GARDENS



NEW STREET SQUARE





TRANSPORT LINKS


WATERLOO
10 mins


LONDON BRIDGE
14 mins


**KING'S CROSS
ST. PANCRAS**
15 mins


MOORGATE
15 mins


LIVERPOOL STREET
17 mins


PADDINGTON
25 mins

*All times calculated from the building according to Google Maps



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EC4



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