

# 3 COPTHALL AVENUE, EC2

2,772 Sqft.

### DESCRIPTION

The offices are accessed via the main reception area and stairs to the offices above. The first floor office is in good condition with air conditioning, LED lighting and perimeter trunking. The space is predominantly open plan with a fitted kitchen, 1 meeting room and an inbuilt informal booth area. The offices provide space for up to 32 desks.

### SPECIFICATION AND AMENITIES

- Air conditioning
- Perimeter trunking
- 24-hour access
- LED lighting
- Recently refurbished entrance hall
- Manned reception with commissionaire services

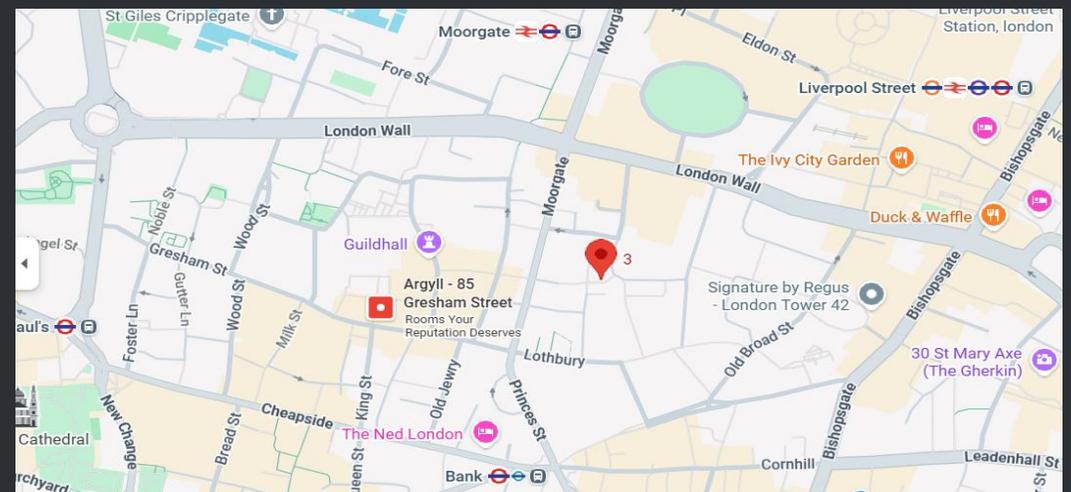
### LOCATION

3 Copthall Avenue is prominently located in the heart of the City of London, EC2, within the established business district and surrounded by a diverse mix of financial, professional and technology occupiers.

The property occupies a prime EC2 position on Copthall Avenue, close to Moorgate, Liverpool Street and Bank stations, offering excellent connectivity across London and beyond.

Situated in one of the City's most sought-after office locations, 3 Copthall Avenue provides immediate access to the City's commercial core and a wide range of retail, leisure and amenity offerings for both business and lifestyle convenience.

The building is positioned within a short walk of multiple major transport hubs. Moorgate, Bank and Liverpool Street stations are all within approximately 4-6 minutes on foot, providing access to six Underground lines, the Elizabeth line, National Rail and the DLR



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## SCHEDULE OF AREAS

Floor	Sqft.	Sq. m	Available
1 <sup>st</sup> Floor	2,772	258	Immediately

## LEASE OPTIONS

Assignment or sublease until April 2028.

## FINANCIALS

Rent: £57.00 per sqft.

Rates: £19.00 per sqft.

S/C: c.£28.21 per sqft.

## VIEWINGS

Strictly by appointment through SHB.



**Andy Guntrip**

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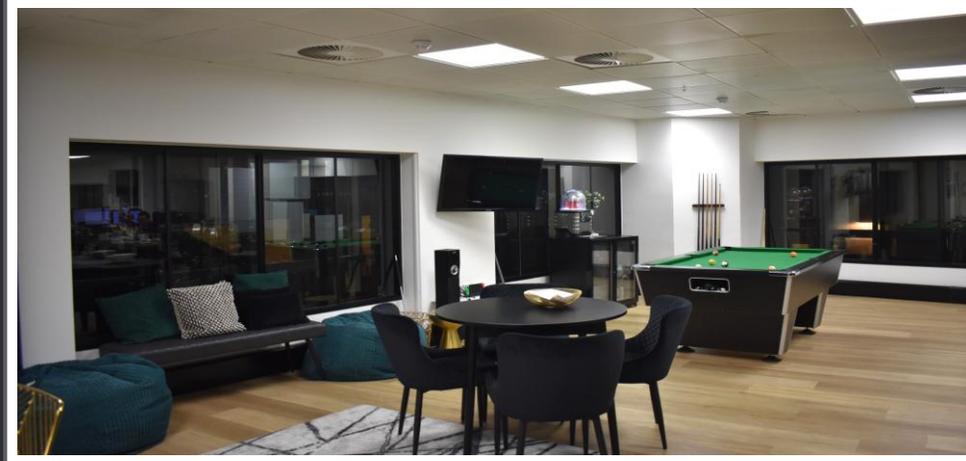
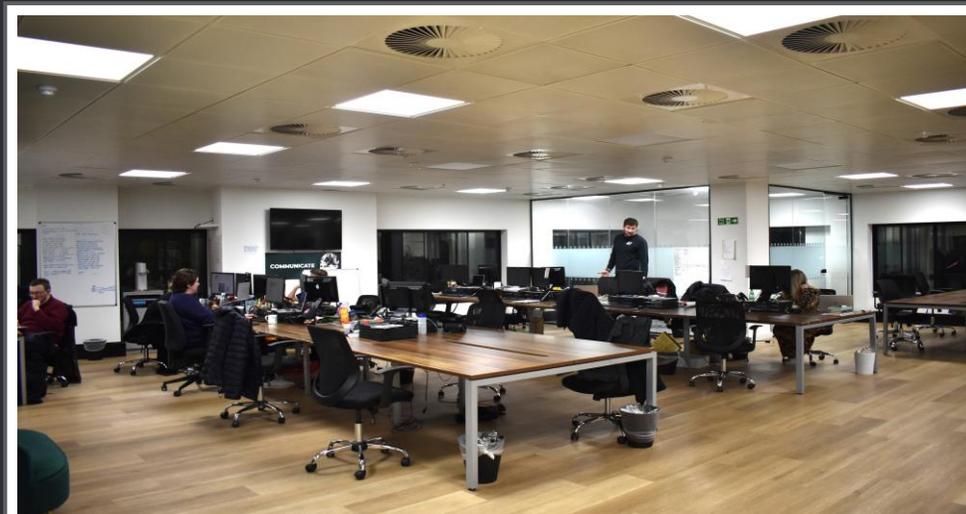


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