

KAUFFMANS

FULLY FITTED OFFICE TO LET

3RD FLOOR – 1,306 SQ FT

CONVENTIONAL OR MANAGED
TENURE AVAILABLE

74 COLEMAN STREET
LONDON EC2



DESCRIPTION

74 Coleman Street is a best in class seven-storey redeveloped building with an attractive Portland stone façade recently redeveloped.

The 3rd floor offer 16 desks, an 8 person meeting room, a further private office and call room with a large kitchen breakout area. The floor is offered fully fitted and cabled with immediate vacant possession.

The building also benefits from a stylish manned reception and high quality end of trip facilities in the basement including 3 showers.

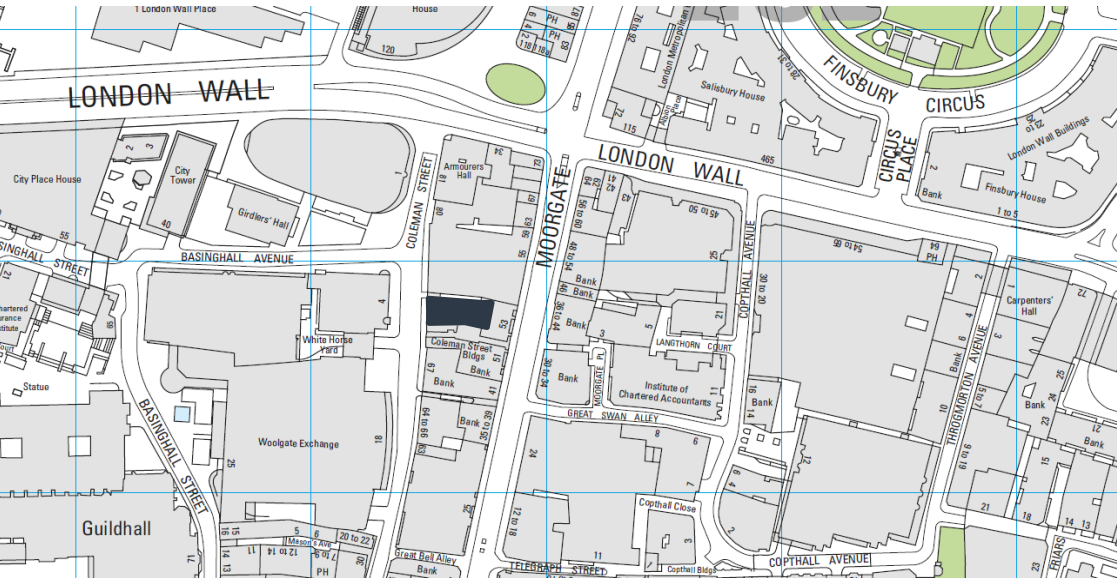
The floor can be offered either on a managed or conventional basis.



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 Moorgate, Elizabeth Line station, offering unrivalled connectivity to the West End, Canary Wharf and Heathrow.

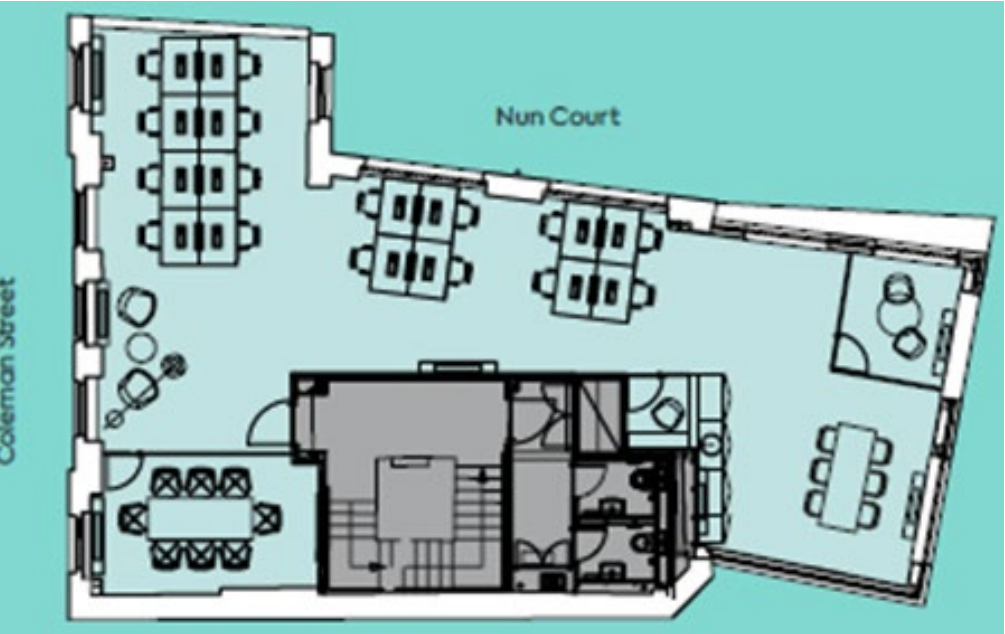
Both Liverpool Street and Bank underground and overground stations are also within a short walk of the building. There is an abundance of local leisure amenities including The Ned, Finsbury Circus, One New Change and Broadgate.



FULLY FITTED OFFICE SPACE

FLOOR	SQ FT	SQ M
3 rd floor	1,306	121.33

3rd FLOOR EXISTING FIT OUT





TERMS

Term:	A new flexible lease either on a conventional or managed basis
Rent:	£82.50 per sq ft
Rates:	£26.98 per sq ft
Service Charge:	£22.42 per sq ft
VAT:	The property is elected for VAT purposes
EPC Rating:	B – 34
Managed:	£18,750 pcm

SPECIFICATION



Manned reception



Plug and play



1GB Fibre installed



Typical finished ceiling height 2.65m



Metal tiled raised floors



Plasterboard ceiling



Energy efficient LED lighting



Hybrid VRF air conditioning



Openable windows ~ fresh air



Excellent natural light



1:10 occupational density



7 person passenger lift



Demised males and female WCs



Ground floor retail / leisure amenity



16 bike and locker spaces



3 showers



New redeveloped City building



Vibrant public realm*



Amenities on your doorstep



Next door to Moorgate Crossrail

Further Information

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

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Disclaimer:

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