

O P L M F L E X

# 111 FINSBURY PAVEMENT

London EC2

New fully fitted and managed offices available on flexible terms

Reception area

# MAKE AN ENTRANCE...



111 FINSBURY PAVEMENT EC2

**A SELECTION OF AVAILABLE  
SUITES FROM 745 - 969 SQ FT**

111 Finsbury Pavement lies in the heart of the City, seconds from Moorgate station with access to national and underground lines including the Elizabeth line.

Fenchurch Street

Monument

Cannon Street

Bank

Mansion House

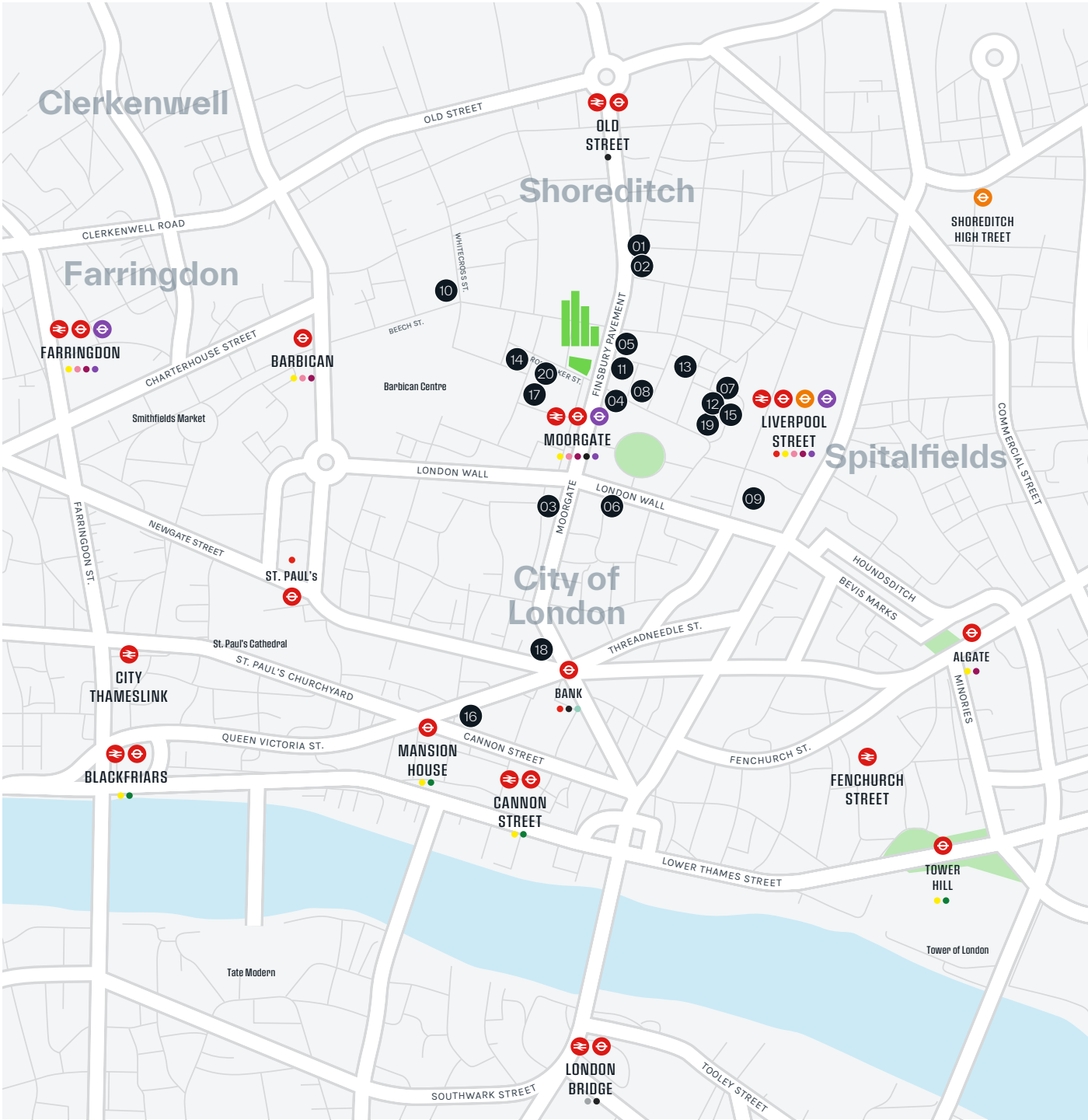
Moorgate

Liverpool Street



# LOCAL AMENITY

|                                                                                          |                                                                                           |                                                                                           |                                                                                            |
|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <br>01  | <br>02   | <br>03   | <br>04   |
| <br>05  | <br>06   | <br>07   | <br>08   |
| <br>09   | <br>10   | <br>11   | <br>12   |
| <br>13 | <br>14 | <br>15 | <br>16 |
| <br>17 | <br>18 | <br>19 | <br>20 |



# THE ELIZABETH LINE

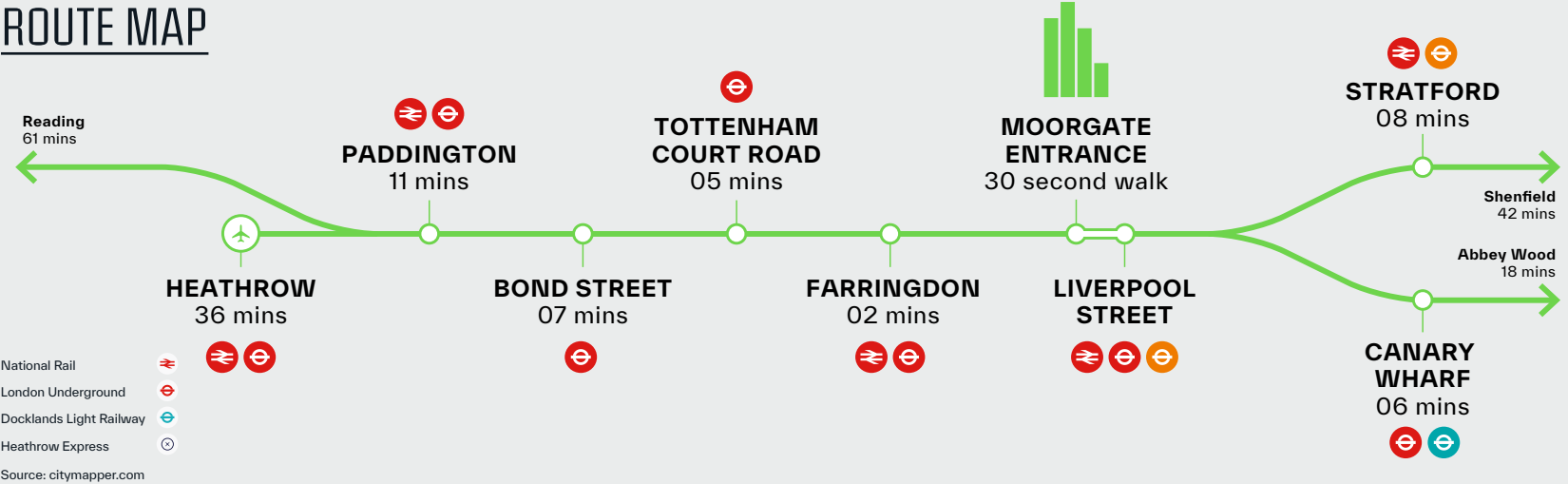
This landmark office and retail project is located at the centre of the Elizabeth line connecting the city to the West End, Heathrow.

## KEY TRAVEL TIMES

|                   |                                                                                    |                                                                                     |    |      |
|-------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----|------|
| MOORGATE ENTRANCE |    |    | 30 | Secs |
| CANARY WHARF      |    |                                                                                     | 06 | Mins |
| BOND STREET       |   |                                                                                     | 07 | Mins |
| PADDINGTON        |  |  | 11 | Mins |
| LONDON HEATHROW   |  |  | 36 | Mins |



## ROUTE MAP



# OUT & ABOUT

Whether a foodie, an athlete or you just want to soak up the sunshine, 111 Finsbury Pavement is surrounded by a wealth of amenities which caters for all.



Third Space Moorgate



Broadgate Circle



Notes Coffee CityPoint



Finsbury Avenue



Blank Street Coffee Finsbury Pavement



CityPoint Plaza



Eataly Bishopsgate

# SPECIFICATION



FULLY FITTED, FURNISHED,  
AND MANAGED OFFICE SPACE



SHARED CYCLE  
FACILITY



SHOWER  
FACILITIES



LOCKERS



SHARED MEETING  
ROOMS



FITTED, COMMUNAL  
KITCHENETTE



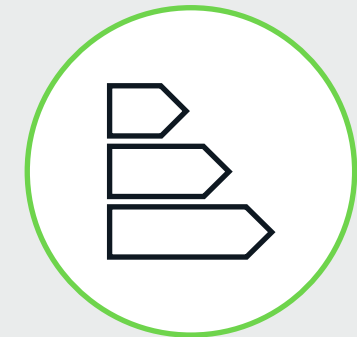
COMMUNAL  
BUSINESS LOUNGE



BREEAM  
OUTSTANDING



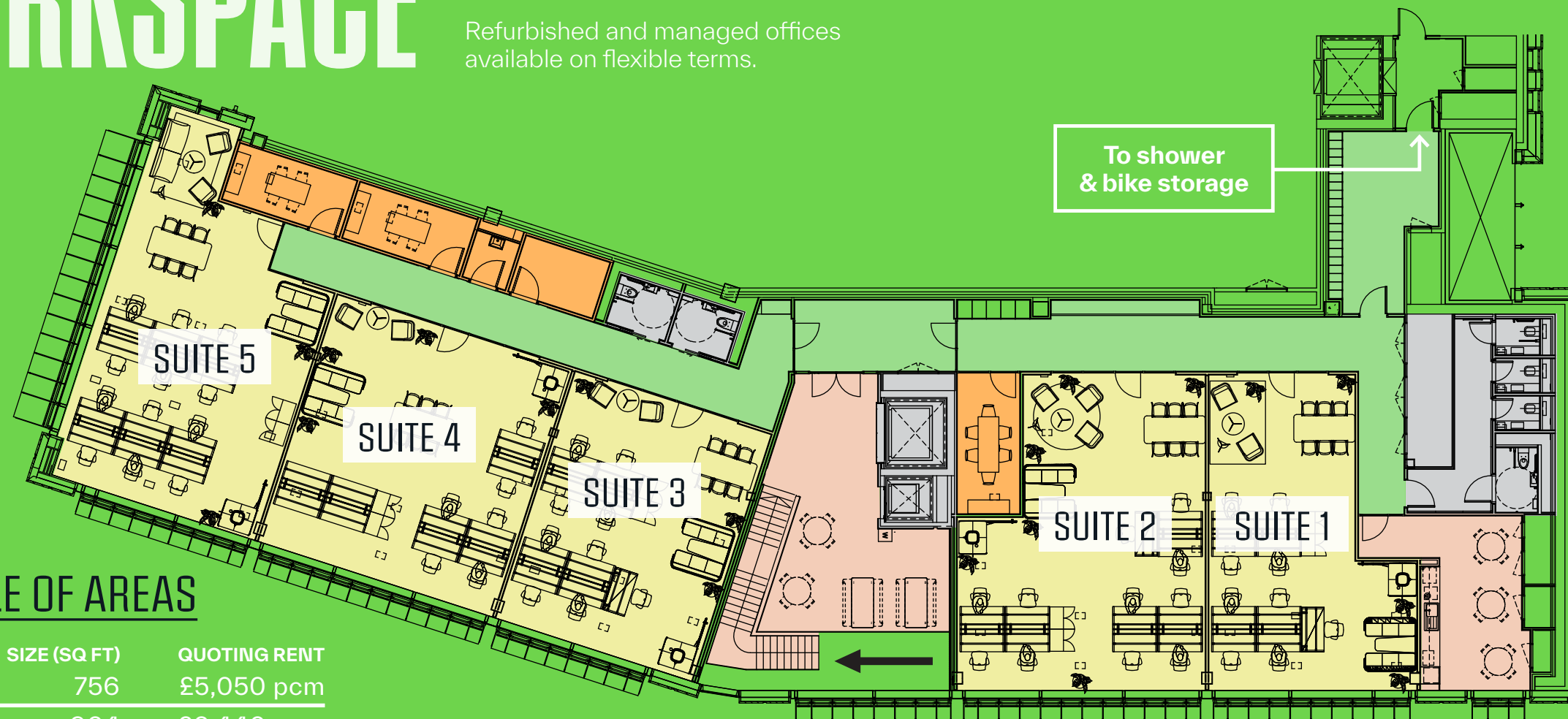
WELL PLATINUM  
(TARGETING)



EPC  
RATING A

# WORKSPACE

Refurbished and managed offices available on flexible terms.



## SCHEDULE OF AREAS

| FLOOR   | SIZE (SQ FT) | QUOTING RENT |
|---------|--------------|--------------|
| SUITE 1 | 756          | £5,050 pcm   |
| SUITE 2 | 964          | £6,440 pcm   |
| SUITE 3 | 745          | Under Offer  |
| SUITE 4 | 893          | £5,965 pcm   |
| SUITE 5 | 969          | £6,472 pcm   |

This pricing includes all occupancy costs excluding business rates, which are paid directly to the council. Please enquire for a breakdown of costs and an estimate for business rates.

Entrance to 111 Finsbury Pavement at Ground Floor Level

- Business Lounge & Breakout
- Bookable Meeting Rooms
- Office Space
- Common Areas
- Core

First floor plan not to scale, indicative only.





Entrance



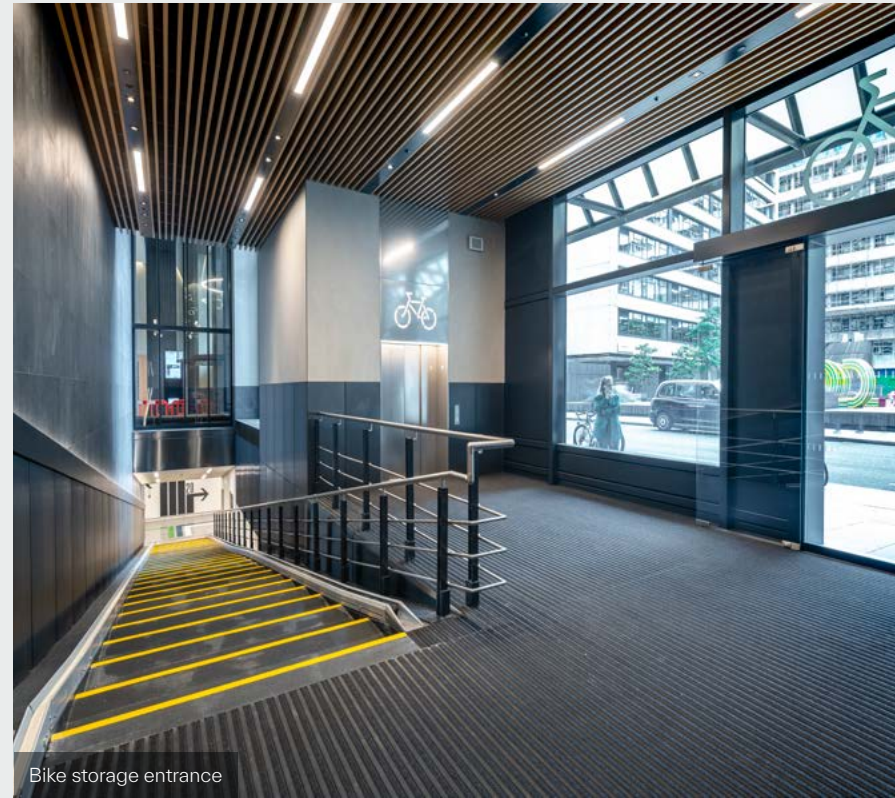
Suite 1



Business lounge



Communal kitchenette



Bike storage entrance



Shower cubicle



Meeting room



Bike storage



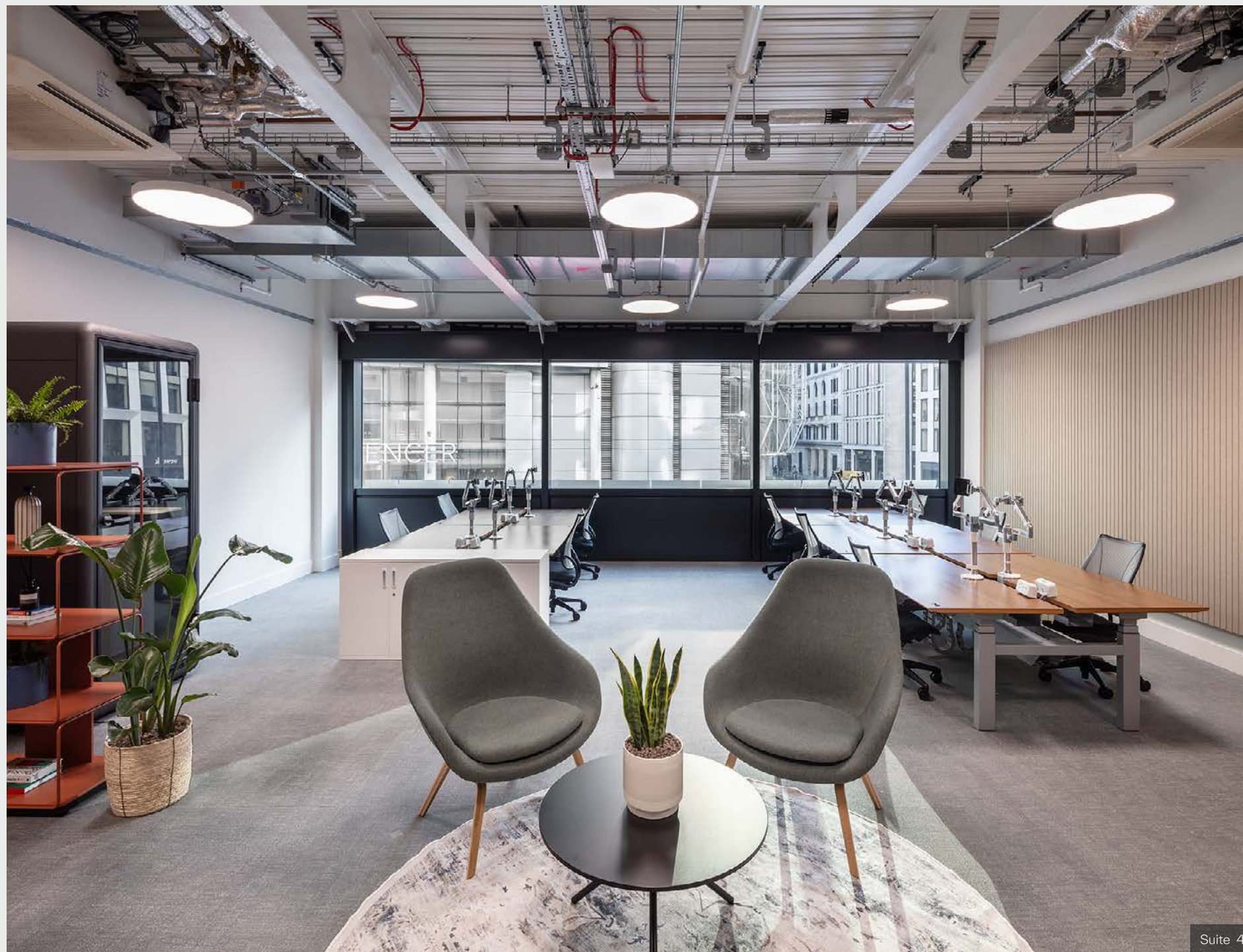
Common parts

## AFFORDABLE WORKSPACE FOR GROWING BUSINESSES IN ISLINGTON

In accordance with the Section 106 agreement, OPLM are providing **Affordable Workspace** for small businesses, driving environmental and social value innovation.

To benefit from the Affordable Workspace pricing the criteria is as follows:

- Businesses of less than 50 employees
- 5 year terms with **6 month break clauses**
- Not a subsidiary of a larger organisation



Suite 4





# FURTHER INFORMATION

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