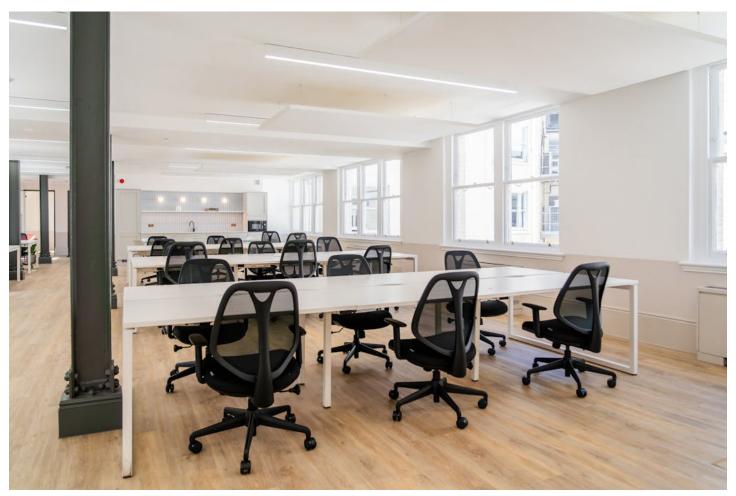
# **ELLIS BROWN**

### **OFFICES TO LET**

Salisbury House, 31 Finsbury Circus, EC2M 5SQ 757 - 31,150 sq ft

Salisbury House offers a selection of flexible office spaces in prominent Grade II listed building on Finsbury Circus.







Ellis Brown 18-20 St. John Street London, EC1M 4NX

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#### OFFICES TO LET

Salisbury House, 31 Finsbury Circus, EC2M 5SQ 757 - 31,150 sq ft

#### Description

Salisbury House is a striking Grade II listed building providing a selection of flexible refurbished office suites in a prime location. The available space is being offered with full flexibility from 6 month lease terms to more conventional longer leases.

The building has recently undergone a comprehensive refurbishment throughout offering stateof-the-art reception, conference centre, bookable meeting rooms and the Eventspace venue. The building also contains bicycle storage and showers, a large communal roof terrace and a residential apartment for nightly hire if required.

#### Location

Salisbury House is located on Finsbury Circus, the largest garden circus in the City. A stone's throw from Moorgate tube and just five minutes from Liverpool Street station, Salisbury House is positioned in an excellent location benefitting from the new Elizabeth Line entrances both at Liverpool Street and Moorgate.

2nd - 401-411	5,531	_	On Application	£13.48	£6,213.16	£74,557.88	Coming Soon
					2 / 2 / 2 / /	254 555 00	
2nd - 424- 458	11,006	-	On Application	£13.84	£12,693.59	£152,323.04	Coming Soon
6th - 853-859	2,975	£67	£17.71	£13.84	£24,432.19	£293,186.25	Under Offer
Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability

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Impressive remodelled reception and common area

Communal roof terrace with views of the City

Various sized offices available

Flexible lease terms available (from 6 months)

Bookable meeting rooms and conference centre available on site

Communal break out areas

Bicycle storage and showers

WiredScore Gold Certification

**EPC** 

On application

Terms

On application

VAT

On application

Contact

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Joint Agents

Jeremy Trice (Gryphon Property Partners) gryphonpropertypartners.com

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