

# ELLIS BROWN

## OFFICES TO LET

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

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



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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 state-of-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.

Accommodation

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
6th - 853-859	2,975	£67	£17.71	£13.84	£24,432.19	£293,186.25	Under Offer
2nd - 424-458	11,006	-	On Application	£13.84	£12,693.59	£152,323.04	Coming Soon
2nd - 401-411	5,531	-	On Application	£13.48	£6,213.16	£74,557.88	Coming Soon
Total	19,512	£67	£17.71	£13.72	£43,338.94	£520,067.17	

Features

- 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



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