

43 EAGLE ST

LONDON WC1

2,027 sq ft contemporary fully fitted and furnished office accommodation on Ground Floor



Exterior



NEW SPACE AVAILABLE

43 Eagle Street is a contemporary, comprehensively refurbished and reimagined office building in the beating heart of Midtown. Designed by award-winning architects Garnett and Partners, the Ground floor offers 2,027 sq ft of fully fitted and furnished contemporary work space with a communal roof terrace.





SPECIFICATION

Comprehensive refurbishment

Fully fitted space

Communal roof terrace

Air-conditioning

LED lighting

Perimeter trunking

BREEAM Very Good

Concrete coffered ceilings

New 8 person lift

New cycle storage & showers

Fibre connectivity

EPC B rating

Live air monitoring system

NABERS rating 4





CAPSULE MANAGED

Our Managed product provides Legal & General customers with a range of operational and technical services, fibre connectivity and health and safety initiatives, with the opportunity to bolt on bespoke services where available.



Health & safety compliance



Technical maintenance



Cleaning services and waste management



Wellbeing features including sensory networks monitoring



Wifi and fibre connection provided by Telcom



Daily operational management



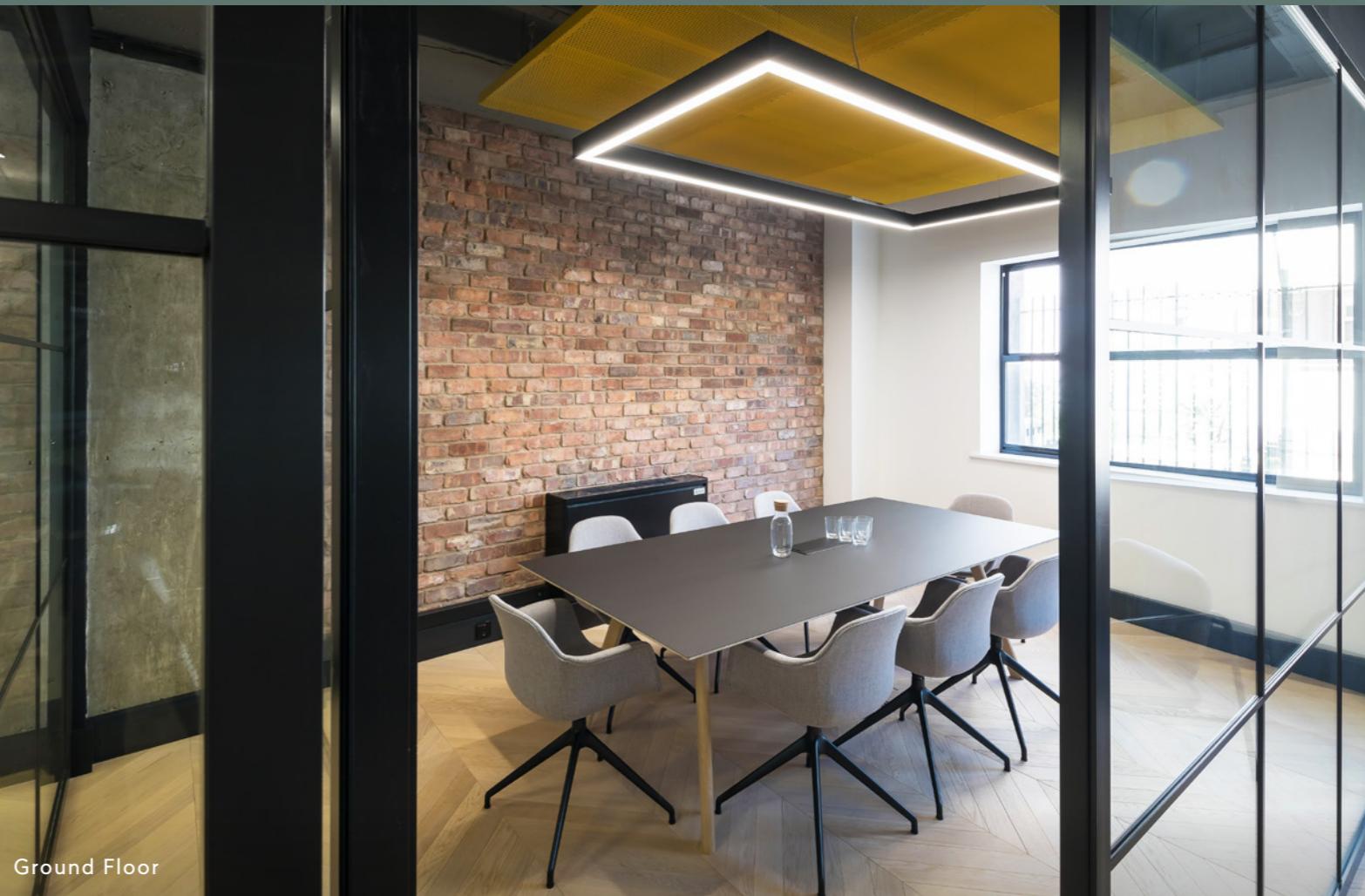
All inclusive pricing



Option for additional bespoke services



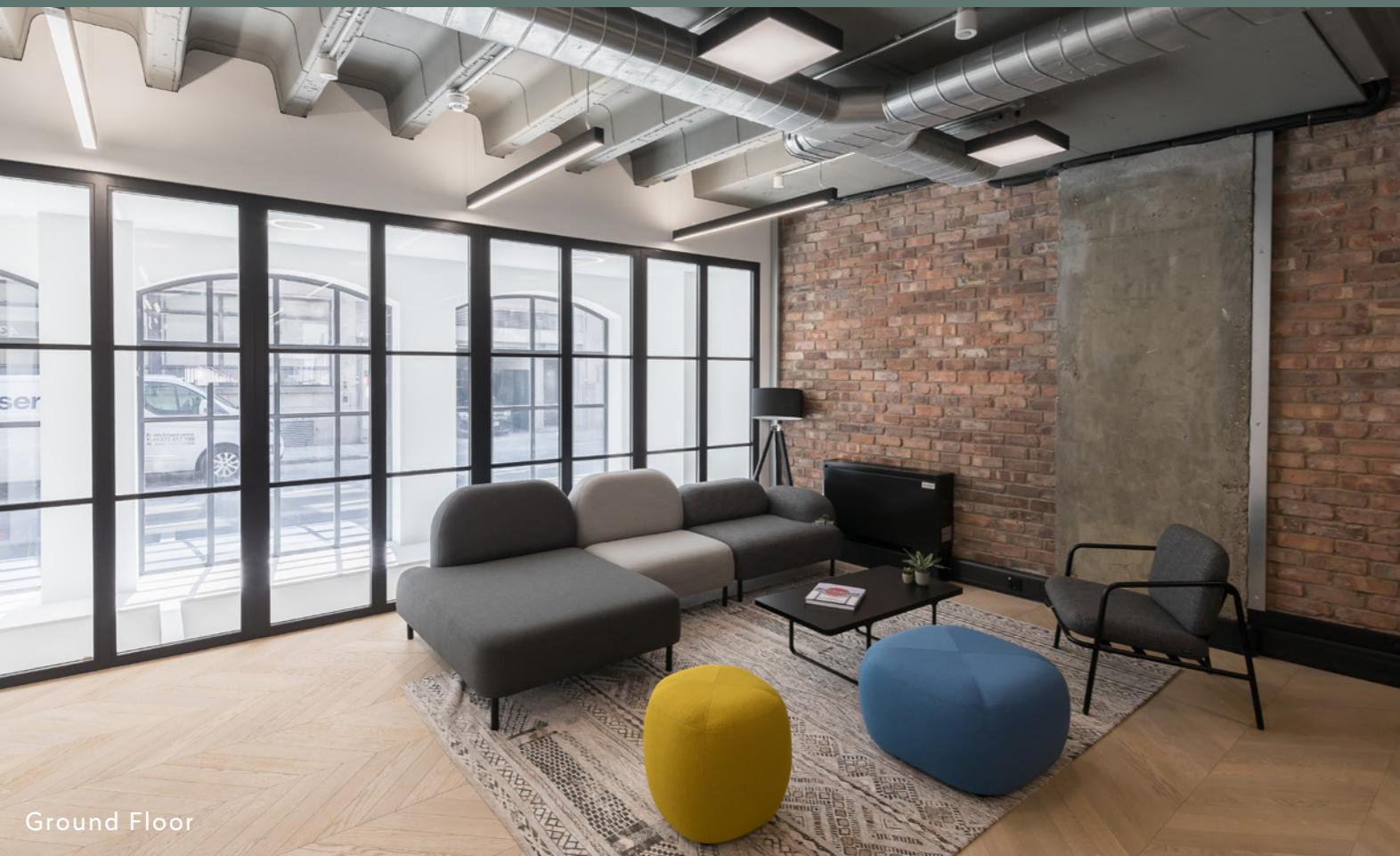
Ground Floor



Ground Floor



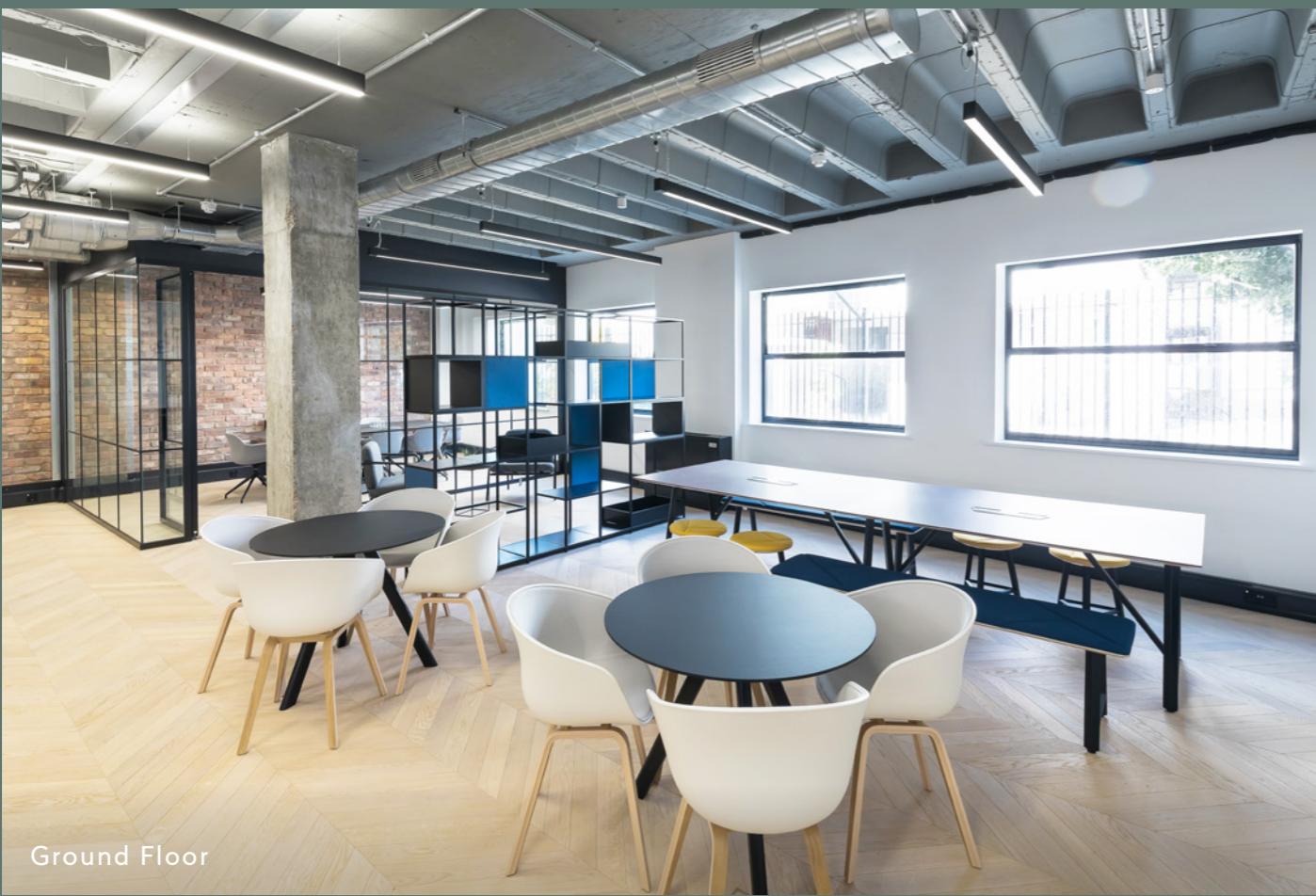
TAILORED ENVIRONMENT



Ground Floor

Legal & General is committed to providing healthy, safe and productive environments across their office portfolio. It's important to ensure the indoor environmental quality (IEQ) is maintained as we spend a significant amount of time at work. Exposure to poor indoor air quality can cause an array of serious health issues, alongside also detrimentally impacting our productivity and performance at work.

We are able to offer tailored solutions to help you create dynamic and healthy workplaces. Some of these include:



Ground Floor



Sensors measuring live air quality, humidity, noise, light and temperature to tailor conditions for your workplace



Regular reviews with your property management team on optimisation of your space

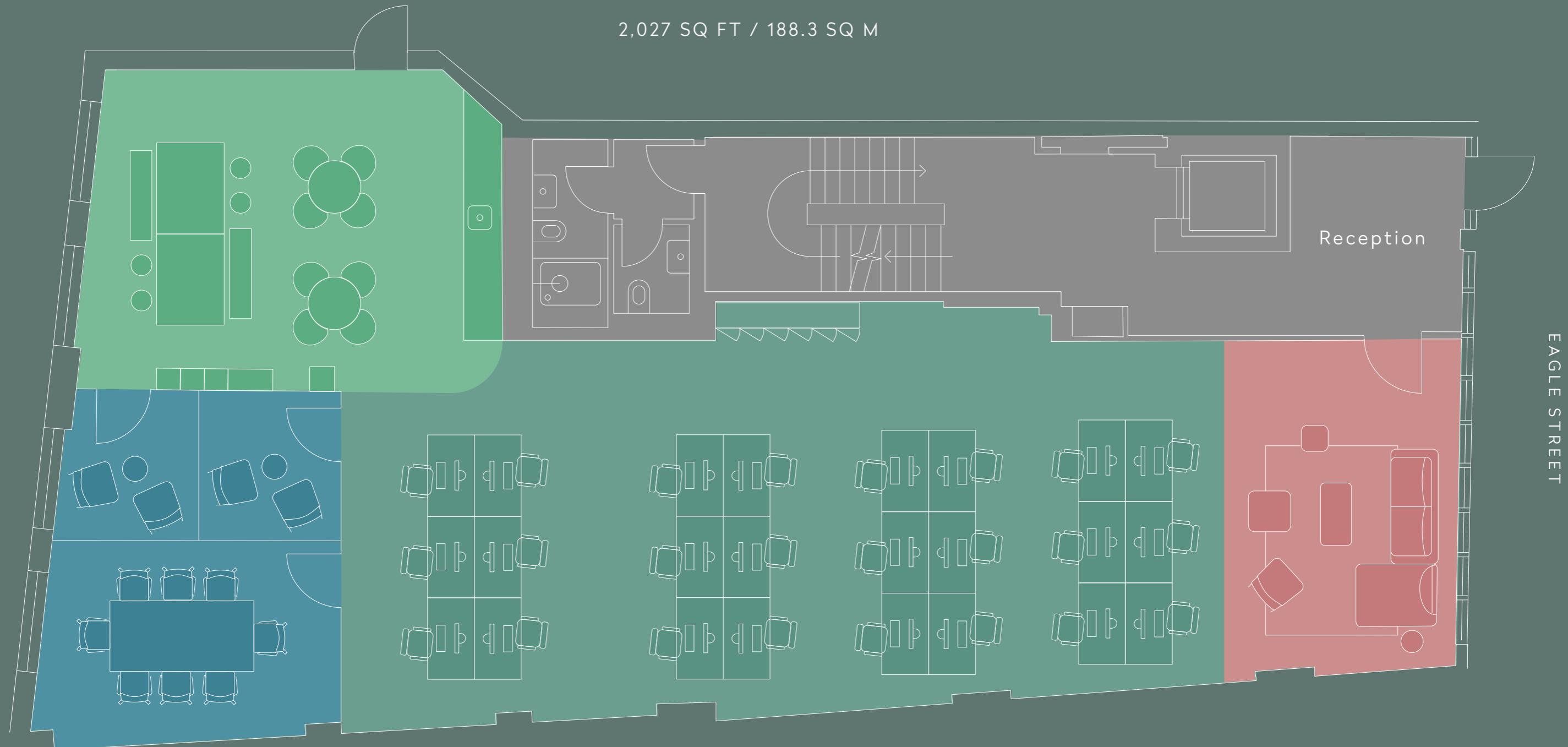


Ongoing space planning and productivity modelling based on optimum conditions and your business requirements

Live screens showing performance of the space versus best practice



GROUND FLOOR



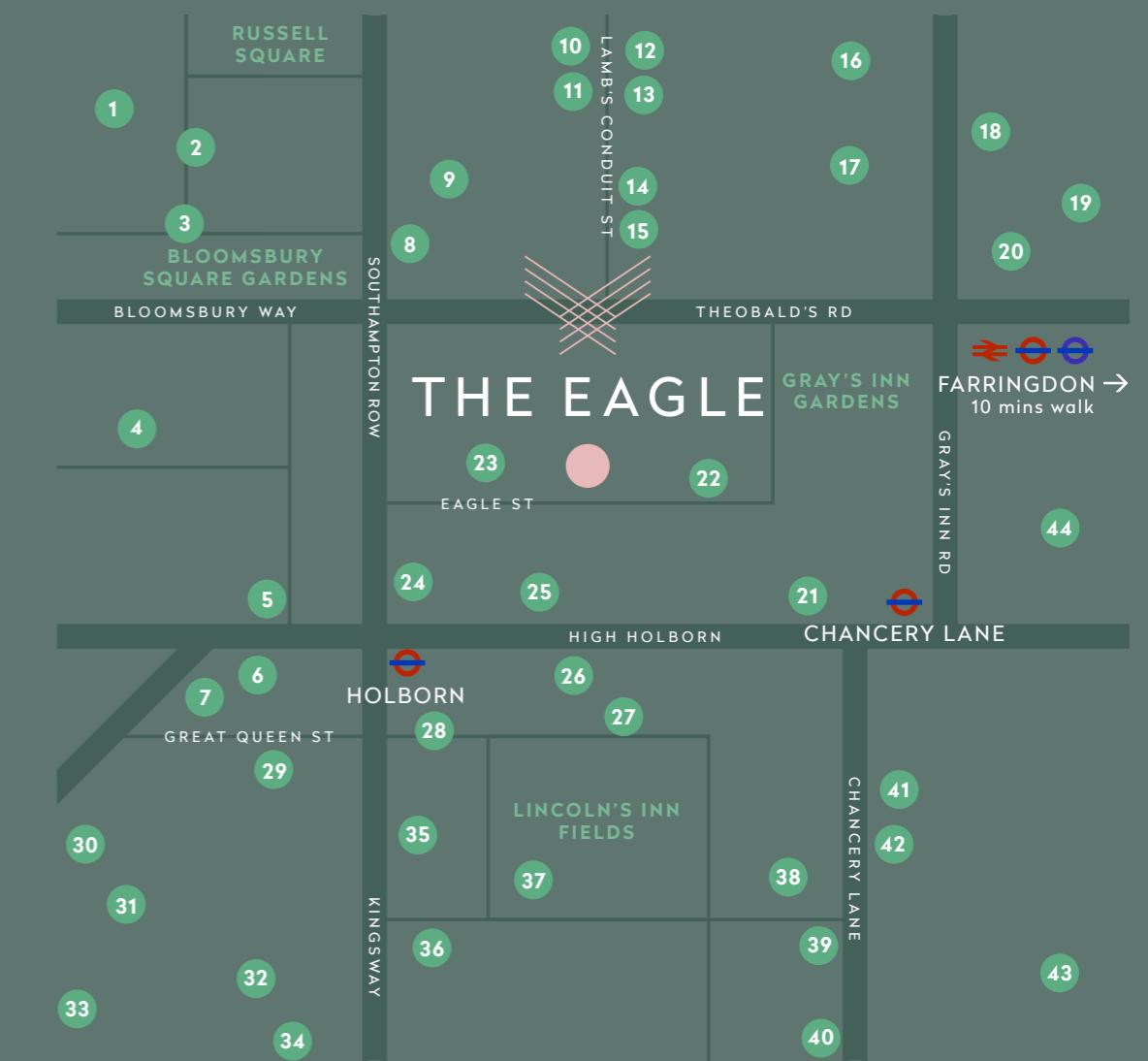
◻ 24 x Open Plan Desks | ◻ 3 x Meeting Rooms | ◻ 1 x Kitchenette/Breakout Area | ◻ Welcome Area





NEIGHBOURHOOD

Midtown has become the most dynamic neighbourhood in London, from boutique retail to high-end hotels and restaurants, the choice is endless.



1 The British Museum	12 Tuttis	23 Shoyu	34 The Delaunay
2 The Blue Door Bistro	13 Oliver Spencer	24 L'Oscar Hotel	35 Club Quarters Hotel
3 Gaia	14 Honey & Co.	25 Gymbox	36 Peacock Theatre
4 The Happy Lamb	15 Langham Gallery	26 Rosewood Hotel	37 Beaver's Brew
5 Cafebotanical	16 Charles Dickens Museum	27 Sir John Soane Museum	38 The Last Judgement
6 The Hoxton	17 The Lady Ottoline	28 The Espresso Room	39 Six Clerks
7 Colonel Saab	18 Otto's French Restaurant	29 Middle Eight	40 Cigalon
8 NYX Hotel	19 Mouse Tail Coffee	30 Barrafina	41 London Silver Vaults
9 October Gallery	20 Loaf	31 Sarastro	42 The Pregnant Man
10 The Perseverance	21 Davy's Wine House	32 Plume Wine Bar	43 Clifford's
11 Noble Rot	22 Old Nick	33 Fitness First	44 Leather Lane Market



WORKPLACE APP

Vizta Neighbourhood is your workplace app, giving you exclusive benefits of being a part of the L&G community. It connects you to local events, social groups, and amenity, helping you engage with your community in new ways.

Vizta Neighbourhood makes your workday easier and more connected.



EFFORTLESS VISITOR & DELIVERIES ACCESS

Say goodbye to stair climbs – welcome guests and receive deliveries with ease.



ACTIVATE YOUR COMMUNITY

Easily discover what's happening around you. Join social groups, positive impact projects, and local events.



LOVE YOUR NEIGHBOURHOOD

Enjoy local discounts and book office spaces or meeting rooms nearby that fit your needs.



ELEVATE SOCIAL IMPACT

Looking to have a positive influence? Participate in social activities, volunteer days and impactful social projects.



Vizta
neighbourhood

DOWNLOAD ON THE
APP STORE & GOOGLE PLAY





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