

# 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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**Ellis Brown**  
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**Salisbury House, 31 Finsbury Circus, EC2M 5SQ**  
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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
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
<b>Total</b>	<b>16,537</b>			<b>£13.66</b>	<b>£18,906.75</b>	<b>£226,880.92</b>	

### 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

### Contact

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### Joint Agents

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