

ALPHABETA

14-18 Finsbury Square, London **EC2A 1AH**

TO LET



4,100 SQ FT
(381 SQ M)

**Lambert
Smith
Hampton**

Description

The part 6th floor is now available either on a CAT A basis or fully fitted. This presents a rare opportunity to work within a fantastic building boasting exceptional amenities, including extended end-of-trip facilities, cycling facilities, a squash court, and a yoga studio.

Specification

- Access to onsite Squash Court + Yoga Studio
- Onsite communal roof terrace
- Air conditioning
- Raised access floor
- Extensive bicycle spaces and welfare facilities
- 'Very Good' BREEAM rating
- 24 hour access and security
- 11 passenger lifts and 2 goods lifts



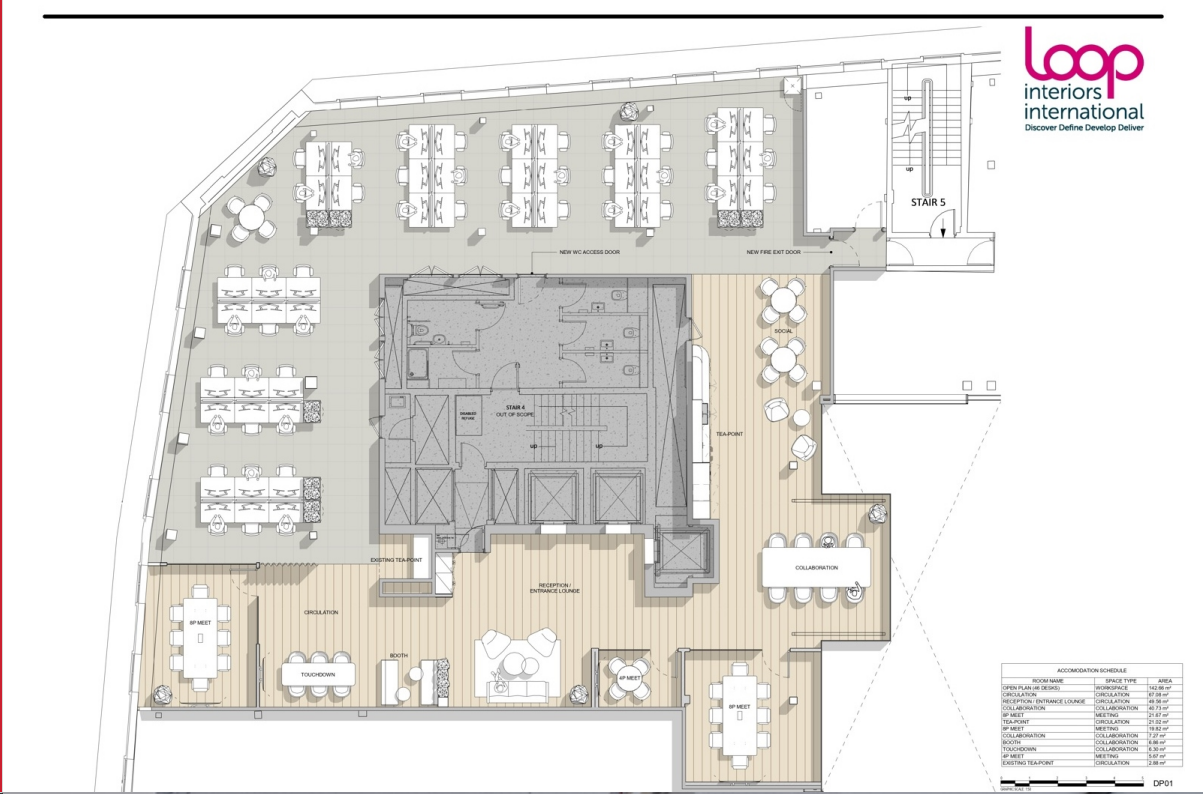
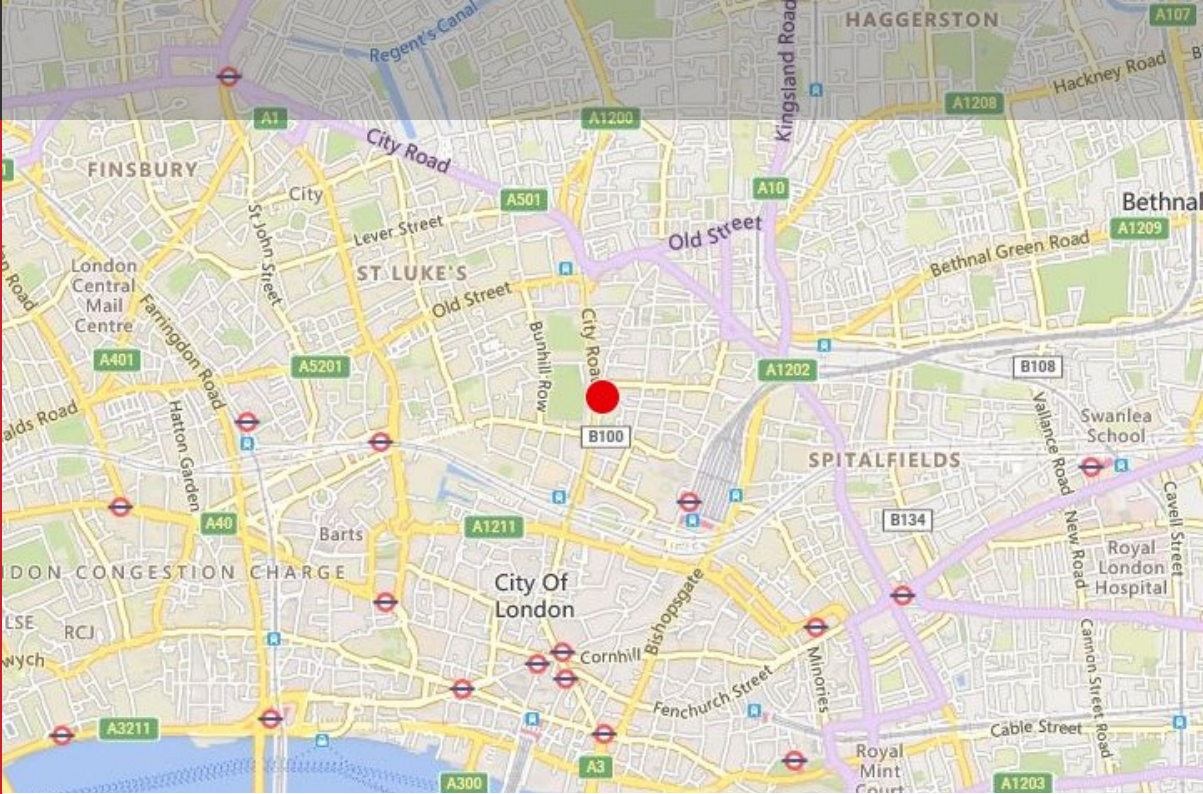
Location

Alphabeta is located between Shoreditch and the City of London, prominently situated on the northwest side of Finsbury Square.

The building itself has a variety of amenities available at ground floor level, in addition to a wealth of local bars, restaurants and shops just a short walk away in both the City and Shoreditch.

Accommodation

	Sq Ft	Sq M
Part 6th Floor	4,100	381
TOTAL (NIA)	4,100	381



ACCOMMODATION SCHEDULE			
ROOM NAME	TYPE	AREA	AREA
OPEN PLAN OFFICE DESK	WORKSPACE	141.80 m ²	151.80 m ²
RECEPTION	RECEPTION	27.50 m ²	29.50 m ²
RECEPTION/ENTRANCE LOUNGE	RECEPTION	48.75 m ²	52.50 m ²
MEETING	MEETING	25.00 m ²	26.75 m ²
TEA POINT	TEA POINT	25.00 m ²	26.75 m ²
BOOTH	BOOTH	18.00 m ²	19.30 m ²
TOUCHDOWN	TOUCHDOWN	7.50 m ²	8.00 m ²
BOOTH	BOOTH	8.00 m ²	8.50 m ²
TOUCHDOWN	TOUCHDOWN	8.50 m ²	9.00 m ²
BOOTH	BOOTH	15.00 m ²	16.00 m ²
EXISTING TEA POINT	EXISTING TEA POINT	25.00 m ²	26.75 m ²



Additional Information

EPC

C (66) | 'Very Good' BREEAM rating

TERMS

Available by way of sublease until July 2028.

RENT

£65.00 - £75.00 Per Sq Ft

BUSINESS RATES

Estimated at £21.00 Per Sq Ft

For further information please visit the Valuation Office
Agency website www.voa.gov.uk.

SERVICE CHARGE

£15.98 Per Sq Ft

LEGAL COSTS

Each party to be responsible for their own legal costs
incurred in any transaction.

VAT

All prices, premiums and rents, etc are quoted
exclusive of VAT at the prevailing rate.

VIEWINGS

Strictly by prior appointment through the agents.

Contact

For more information please contact:

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