



3
COPTHALL
AVENUE

LONDON EC2



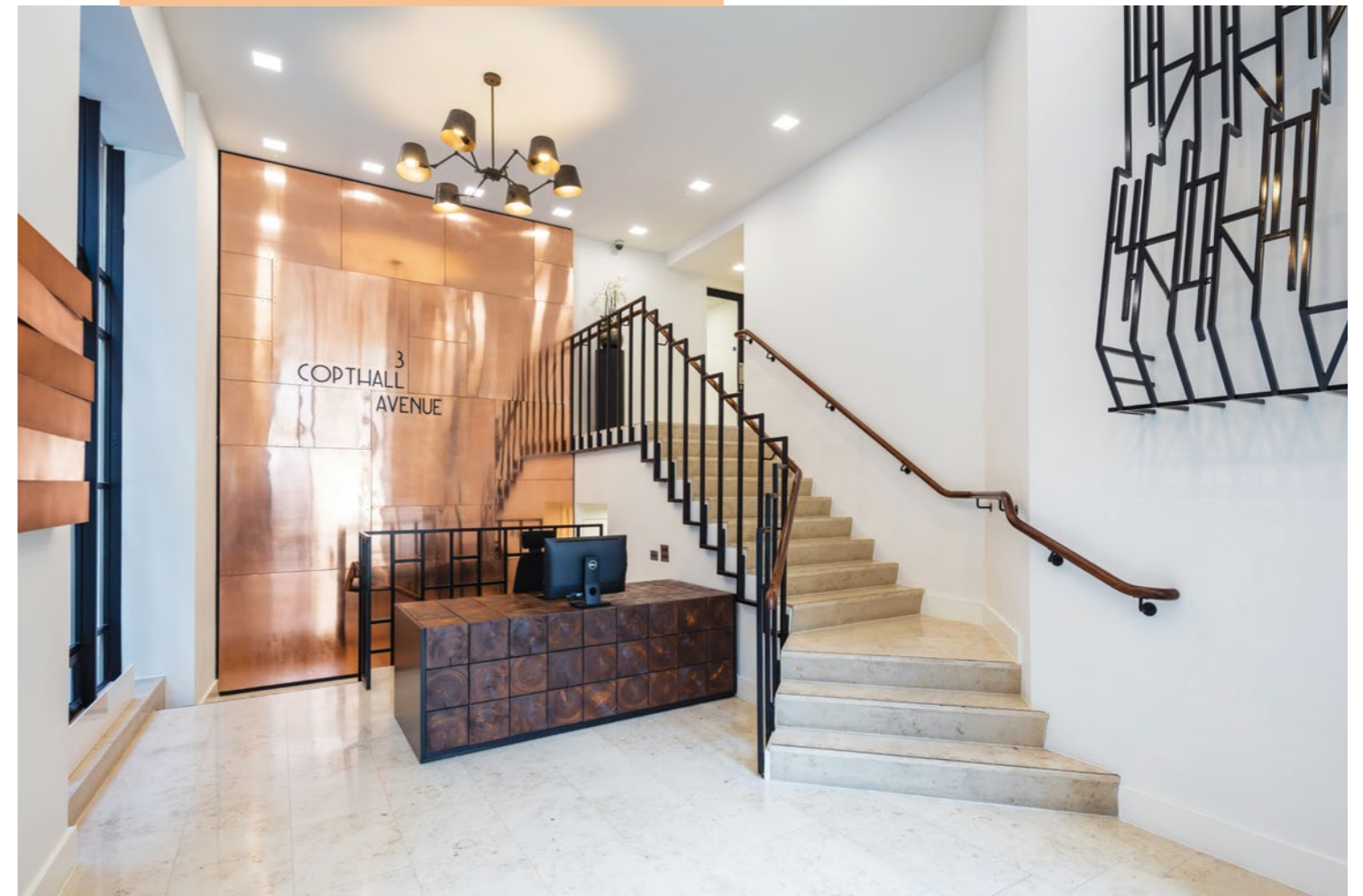


3 COPTHALL AVENUE HAS UNDERGONE
A MAJOR REDEVELOPMENT

DESIGNED BY BEN ADAMS ARCHITECTS,
USING FINE CONTEMPORARY MATERIALS,
A NEW BRIGHT RECEPTION AND
EXCEPTIONAL WORK ENVIRONMENT
HAVE BEEN CREATED

SUMMARY SPECIFICATION

- Redevelopment behind a period façade
- Newly refurbished attended reception
- New air conditioning within central bulkhead
- Exposed perimeter ceilings
- New LED lights
- New metal tiled raised access flooring
- High speed fibre in-situ
- New 'super-loos' on each floor
- New shower, changing room and large cycle store

















THE LOCATION



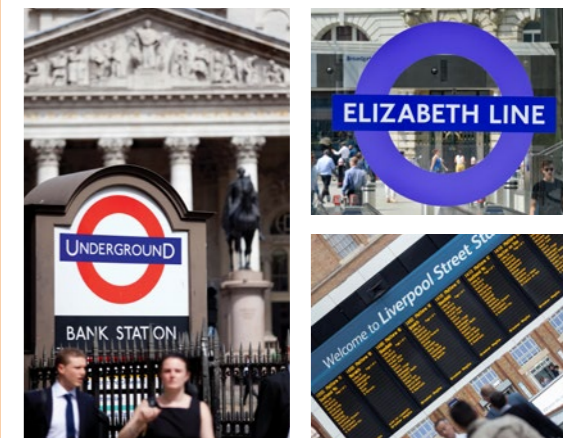
LOCATED IN CLOSE PROXIMITY TO AN ARRAY OF RESTAURANTS AND RETAIL OFFERINGS



CONNECTIONS

		Journey Times
London Bridge	 	13 minutes
Kings Cross St Pancras	  	15 minutes
Bond Street	  	19 minutes
Stratford	   	21 minutes
Canary Wharf	  	23 minutes
London City Airport	  	33 minutes
Heathrow Airport*	   	37 minutes

*Journey time via Elizabeth Line
Source: TfL.



EXCEPTIONAL CONNECTIVITY



Fourth Floor



Fourth Floor

LARGE WINDOWS ALLOW EXCELLENT LEVELS OF NATURAL LIGHT ONTO THE 4TH FLOOR FROM ALL FOUR ELEVATIONS

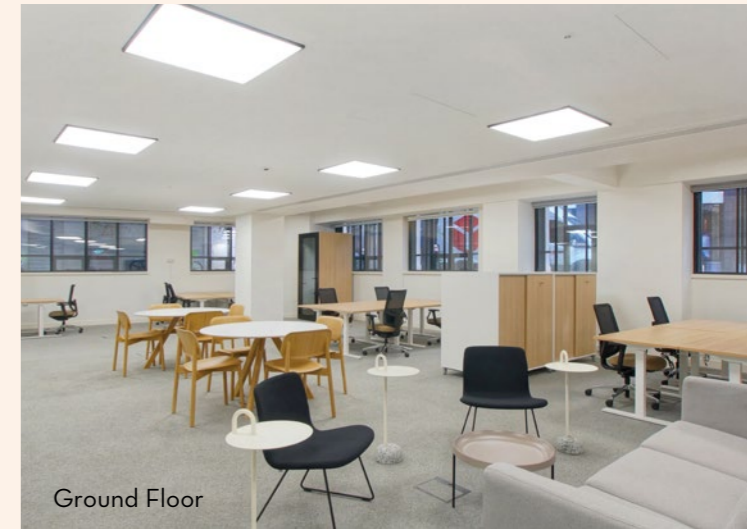


Ground Floor

THE SPACE

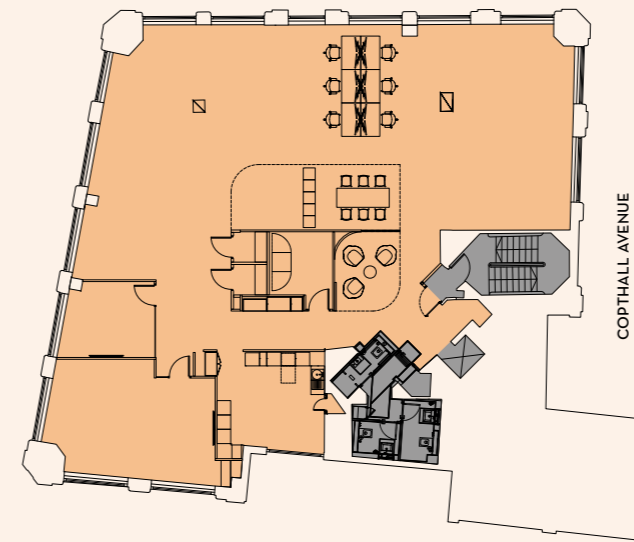
ACCOMMODATION

FLOOR	SQ FT	SQ M
Fifth	LET	LET
Fourth	3,338	310
Third - Terrace	LET	LET
Second	LET	LET
First	LET	LET
Ground	1,647	153
TOTAL	4,985	463



Ground Floor

FOURTH FLOOR
3,338 SQ FT (310 SQ M)



- Lettable Space
- Core
- Reception
- Showers
- Cycle Storage
- Plant Room

GROUND FLOOR SPACE PLAN
1,647 SQ FT (153 SQ M)



For indicative purposes only. Not to scale.



THE BUILDING'S PERIOD
DETAIL HAS BEEN RETAINED
TO PROVIDE MODERN
OFFICE ACCOMMODATION
WITH CHARACTER



FURTHER INFORMATION

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