

SEVENTY FOUR
COLEMAN STREET

LONDON EC2

BOUTIQUE OFFICES IN THE HEART OF THE CITY

Providing a best in class office suite of
1,284 sq ft, available plug and play or as
part of a fully managed solution.

In the backdrop of the leafy Coleman Street
Gardens, within 250m of the Bank of England,
Finsbury Circus and Moorgate Elizabeth Line
(Crossrail) Station.



SEVENTY FOUR

COLEMAN STREET

Moorgate
Station



Broadgate
Circle

Liverpool
Street Station



Finsbury
Circus

SEVENTY FOUR
COLEMAN STREET

Bank of
England

Leadenhall
Market

The Royal
Exchange

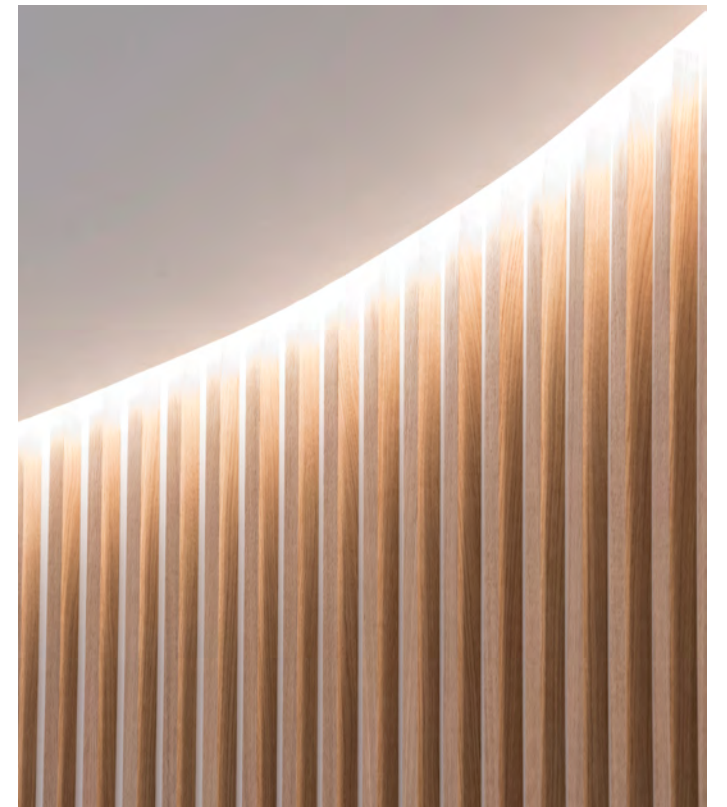
Bank
Station



The
Ned

Bloomberg
Place





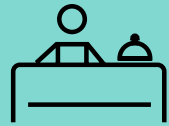
A BOUTIQUE BUILDING WITH CHARACTER AND ELEGANCE

74 Coleman Street has been designed to provide high-quality best in class office and ancillary accommodation, elegantly designed with carefully considered materials throughout.

The building presents a rich texture of modern finishes and traditional styles, behind a retained Portland stone façade restored to reflect the proud Georgian heritage.



SPECIFICATION



Manned
reception



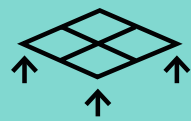
Plug and play



1GB Fibre
installed



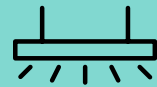
Ceiling height
2.65m



Metal tiled
raised floors



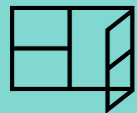
Plasterboard
ceiling



Energy efficient
LED lighting



Hybrid VRF
air conditioning



Openable windows ~
fresh air



Excellent
natural light



1:10 occupational
density



7 person
passenger lift



Demised males and
female WCs



Ground floor retail /
leisure amenity



16 bike and
locker spaces



3 showers



New redeveloped
City building



Vibrant pubic
realm*

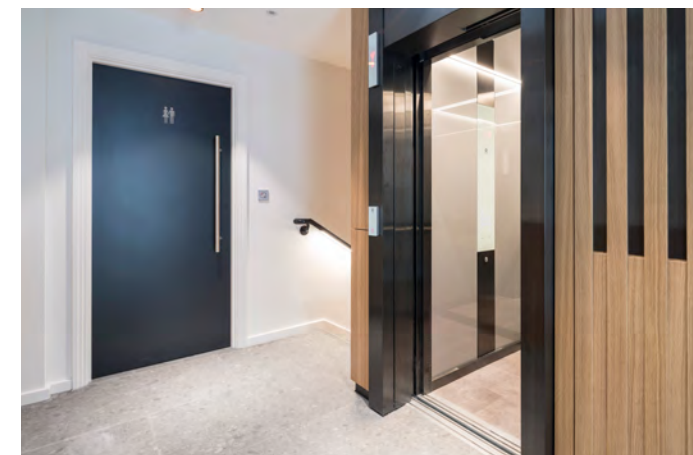


Amenities on
your doorstep



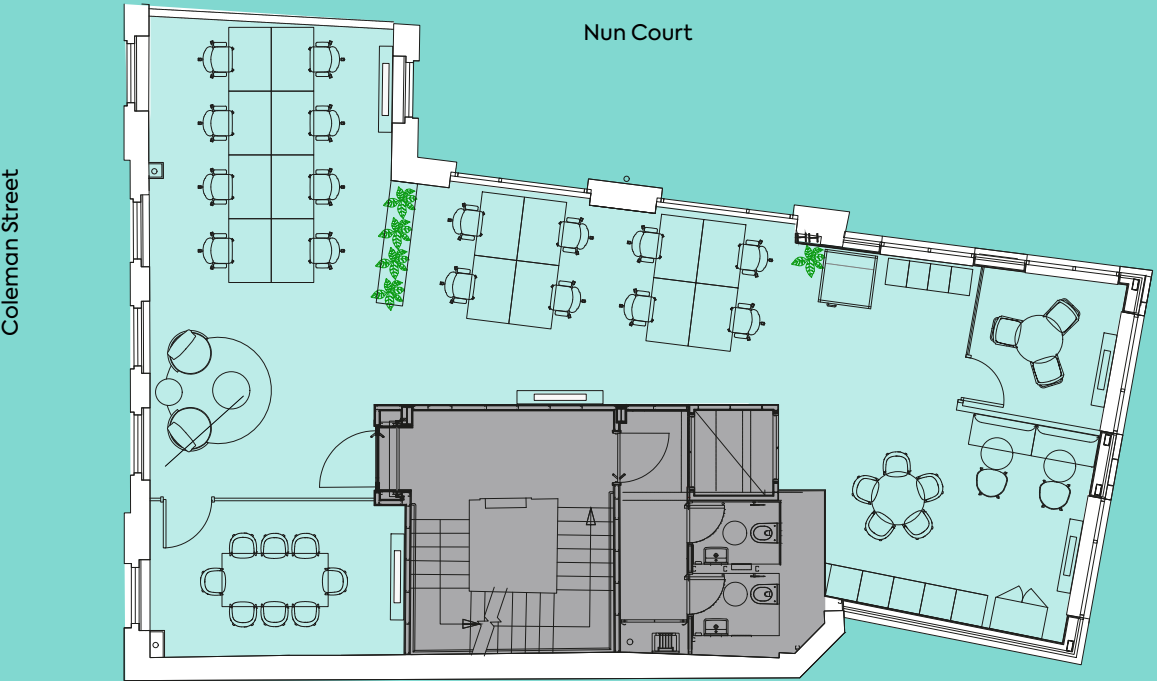
Next door to
Moorgate Crossrail

*Overlooking Coleman Street Gardens with over
15 open green spaces within a 5 minute walk.



Fourth Floor

1,1284 sq ft / 119.3 sq m



N
For indicative purposes only. Not to scale.



16 desks



1 x 8 & 1 x 3 person
meeting rooms



Breakout area



Soft seating area



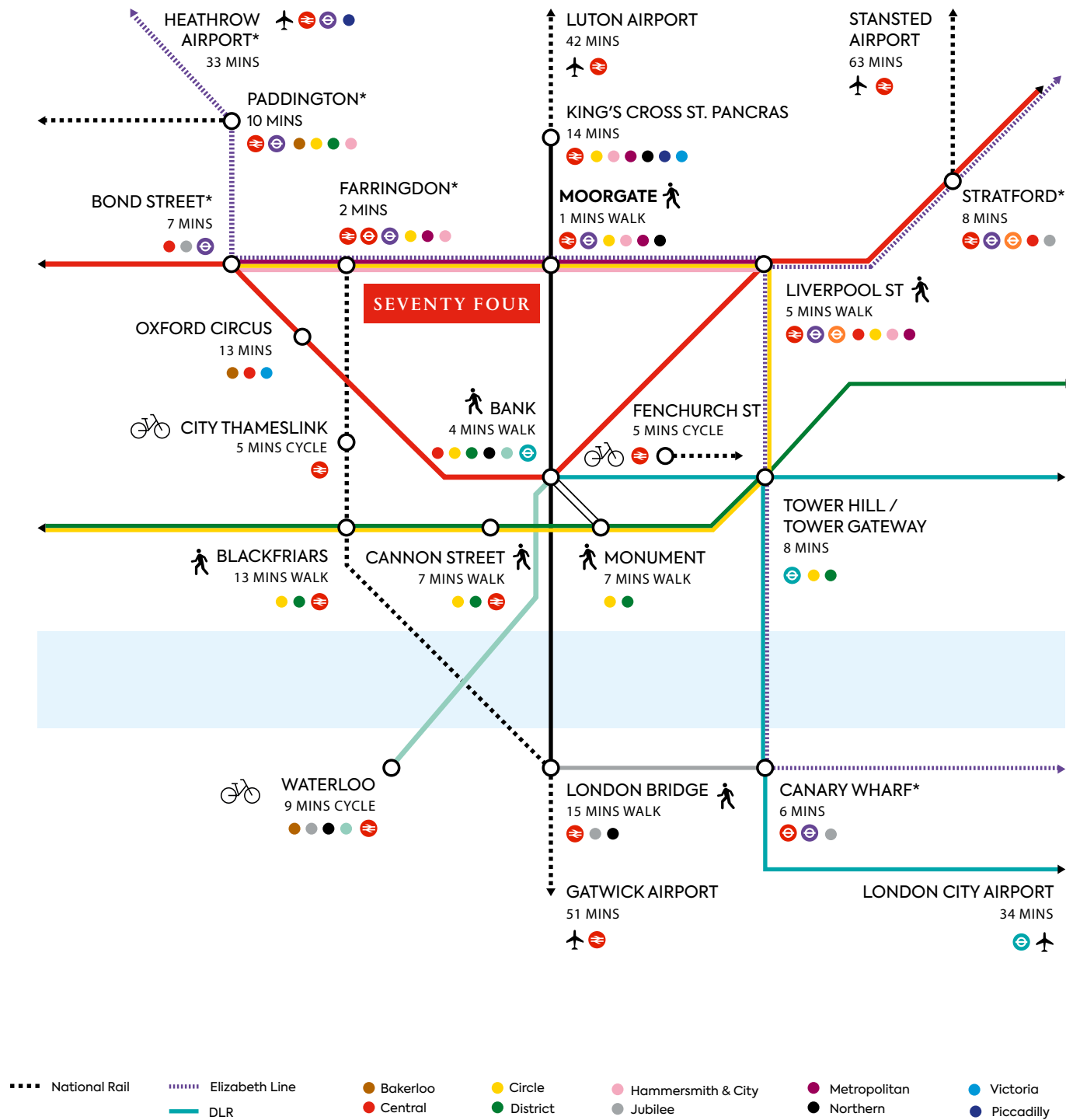
Phone booth



Kitchen



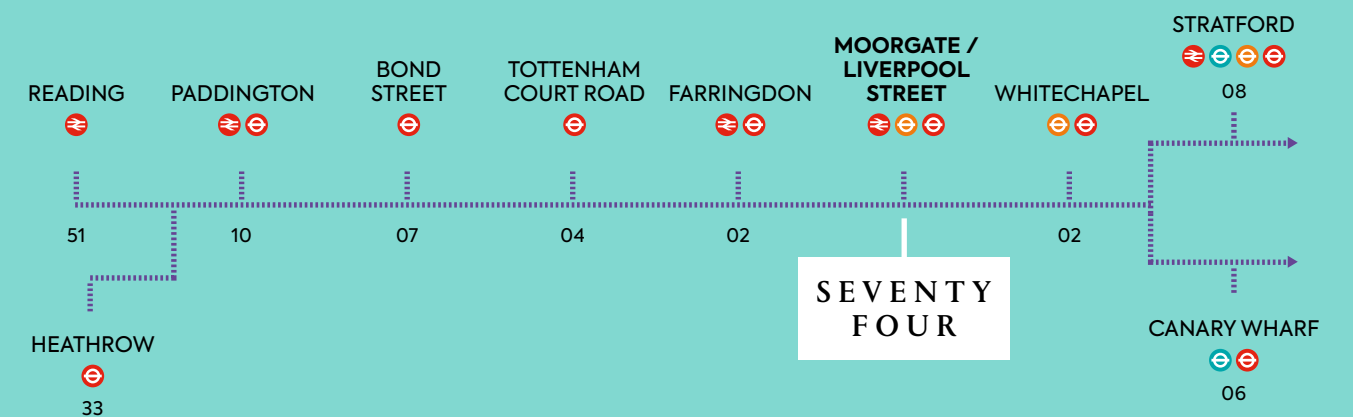
WELL CONNECTED



*Map represents final plan for Elizabeth Line once all stations are fully operational. Walking distance times are measured from the building. Source: TfL



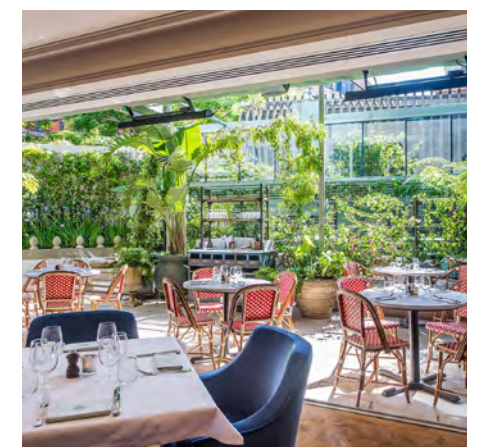
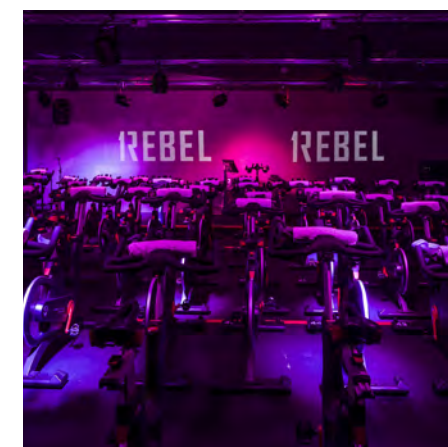
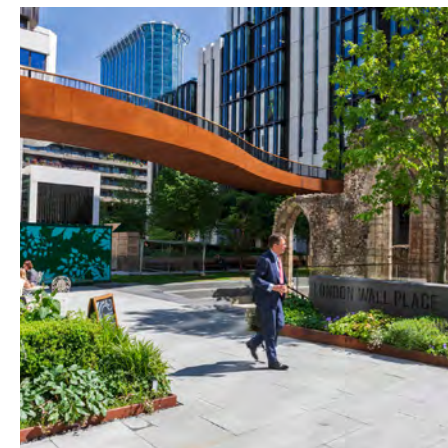
ELIZABETH LINE



Elizabeth Line travel times in minutes from Liverpool Street station. Source: crossrail.co.uk

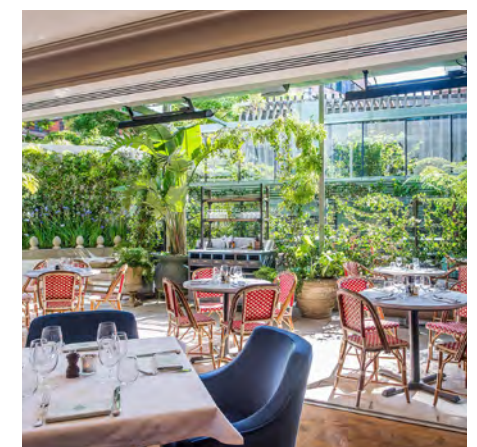
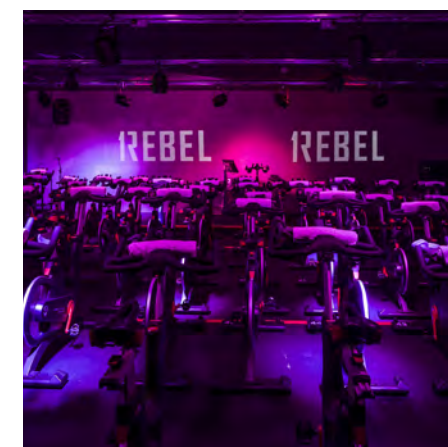
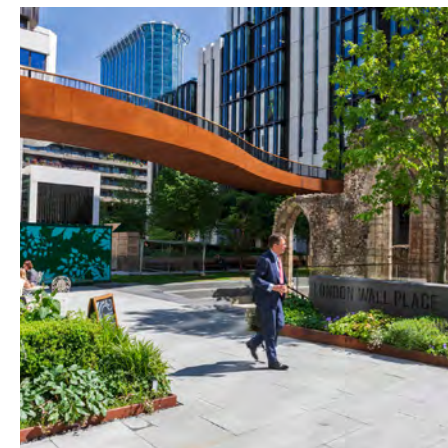
SEVENTY FOUR

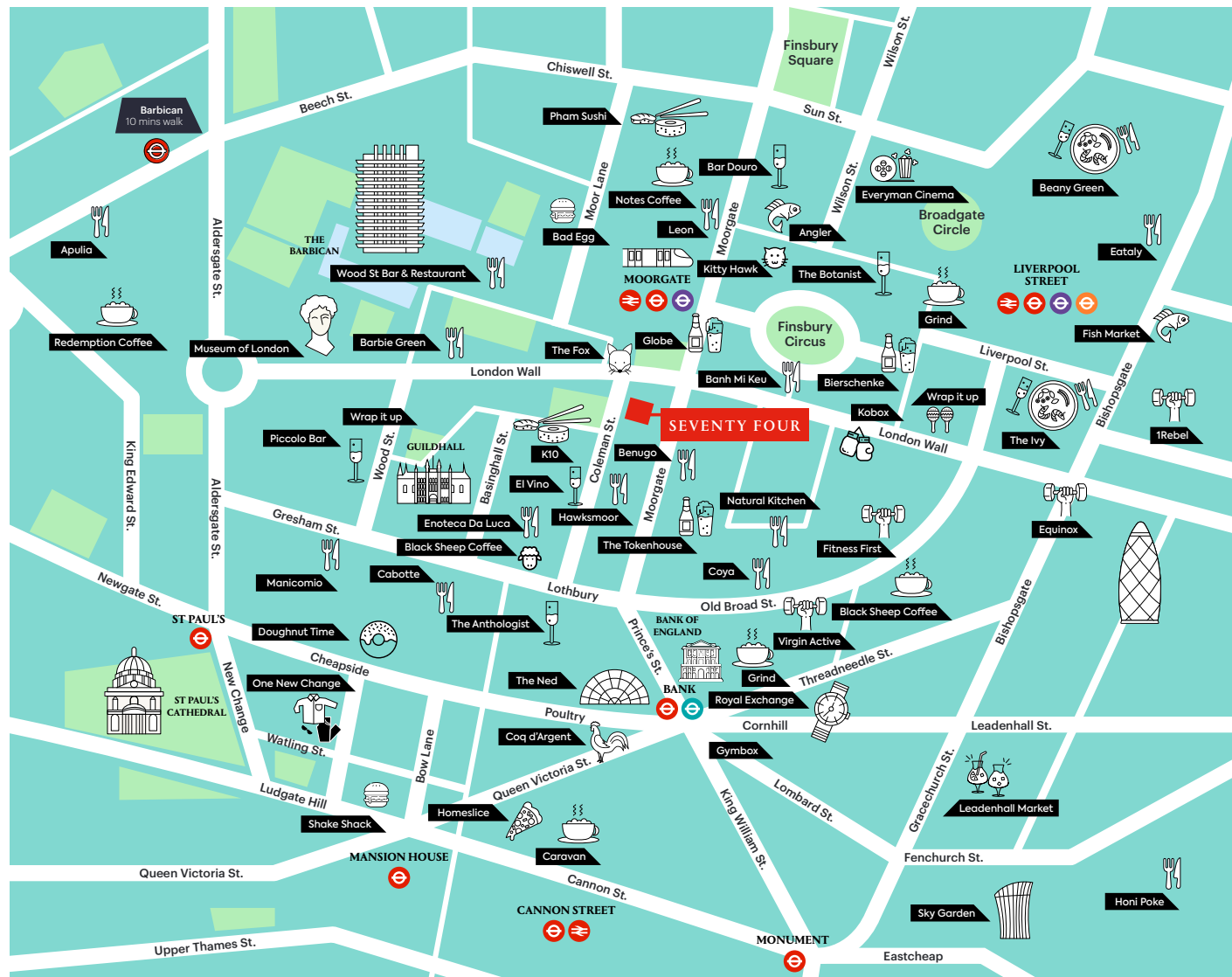
TIME TO INSPIRE



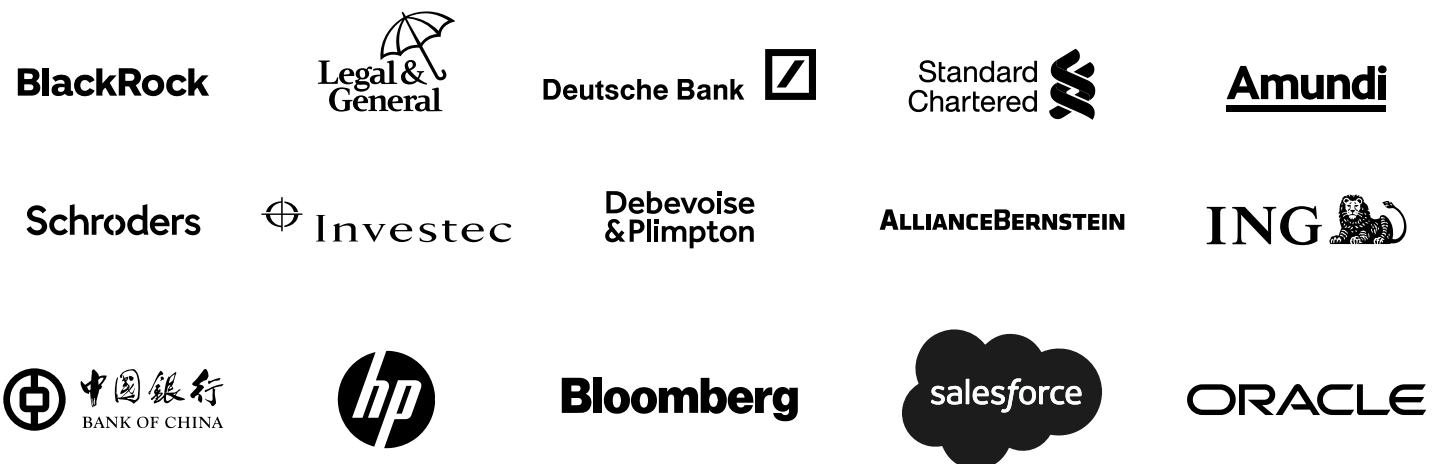
COLEMAN STREET

AMONGST IT ALL





IN GOOD COMPANY



FURTHER INFORMATION

Terms

Upon request.

Viewings

Strictly through the
sole letting agents.



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