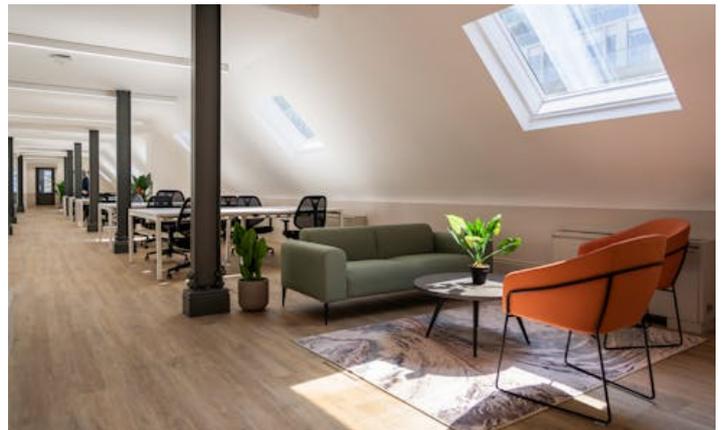


ELLIS BROWN

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



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract. The statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 19/03/2026

ELLIS BROWN

OFFICES TO LET

Salisbury House, 31 Finsbury Circus, EC2M 5SQ
757 - 31,150 sq ft

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
3rd - 586-592	2,101	£73	On Application	£13.84	£15,204.24	£182,450.84	Available
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
1st - 365-373	2,152	£87	On Application	£14.18	£18,144.95	£217,739.36	Available
Total	20,790	£80		£13.84	£52,255.94	£627,071.12	

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

Freddie Grant
07956 201 774
fgrant@ellisbrowncommercial.com

James Taylorson
02037450060
jtaylorson@ellisbrowncommercial.com

Joint Agents

Jeremy Trice (Gryphon Property Partners)
jeremy.trice@gryphonpropertypartners.com

ELLIS BROWN

OFFICES TO LET

Salisbury House, 31 Finsbury Circus, EC2M 5SQ
757 - 31,150 sq ft

