

AVISON YOUNG

Two Copthall Avenue, London, EC2R 7DA

Office To Let | £82.50 per sq ft | 4,104 sq ft

Brand new fit-out, offering 4,104 sq ft of high-quality space on the 1st floor.

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Summary

- Rent: £82.50 per sq ft
- Business rates: £25 per sq ft Estimate
- Service charge: £19.50 per sq ft Estimate
- EPC: B
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings



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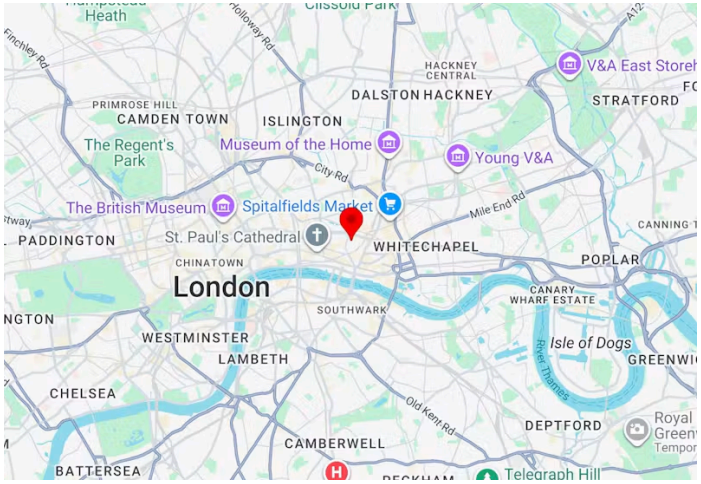

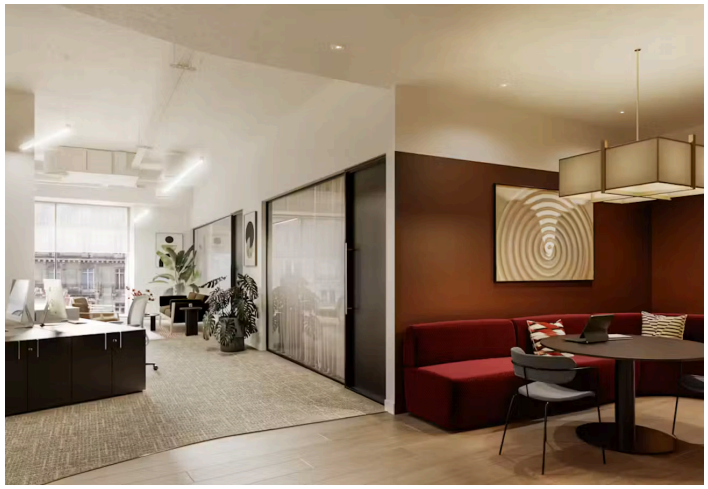

Description

The 1st floor provides 4,104 sq ft of newly refurbished, fully fitted premium office space. The space benefits from full-height glazing, creating a bright and efficient working environment, and is equipped with furniture, cabling and pre-installed connectivity, enabling immediate occupation. Occupiers also benefit from a manned reception and end-of-trip facilities, which are scheduled to undergo a full refurbishment in 2027, further enhancing the building's amenity offering.

Location

Two Copthall Avenue occupies a prime position in the City, conveniently located between Bank, Liverpool Street and Moorgate. The building benefits from outstanding connectivity, providing access to the Elizabeth line and wider London transport network. The surrounding area offers a vibrant mix of cafés, restaurants, retail amenities and leisure facilities, providing excellent options for occupiers and visitors alike.

Accommodation

Name	sq ft	sq m	Availability
1st	4,104	381.27	Available
Total	**4,104**	**381.27**	

Key Points

- Fully fitted
- Two passenger lifts
- VRF air conditioning
- Fully accessible raised floors
- Bicycle, shower and locker facilities
- Manned reception

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