



OFFICE TO LET

FOLIO

38 Finsbury Square, London, EC2A 1PX

A prestigious 52,000 sq ft new HQ opportunity in the heart of the City, delivering Summer 2027.

25,000 TO 52,246 SQ FT

RX
LONDON

Summary

Available Size	25,000 to 52,246 sq ft
Rent	Rent on application
Rates Payable	N/A
Service Charge	N/A
Rateable Value	n/a
EPC Rating	Not applicable

Key Features

- HQ Building overlooking Finsbury Square
- Adjacent to Broadgate and Liverpool Street Station
- Impressive arrival experience and reception
- Private terraces
- Opportunity for separate Ground and Lower Ground floor entrance
- Library Lounge amenity
- L7 Club room with communal terrace
- Premium end-of-journal facilities - 12 showers, 96 cycle spaces, 140 lockers
- Full fibre backbone with 2 independent carriers
- Outstanding sustainability credentials - 100% electric, EPC A, BREEAM Outstanding

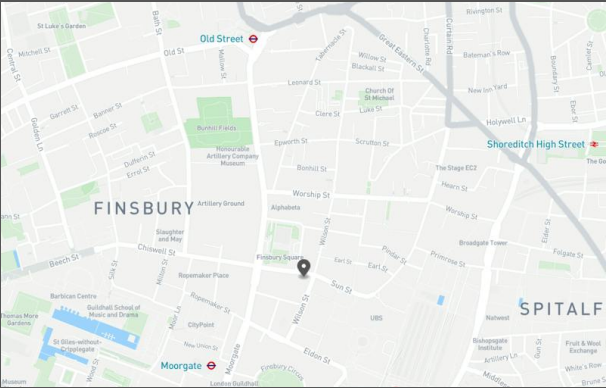
Accommodation

The accommodation provides flexible and efficient floorplates together with impressive amenities including Library Lounge, Club Room, communal terrace and premium end-of-journey facilities.

Name	sq ft	Availability
7th - Terrace - 1,410 sq ft	3,482	Coming Soon
6th - Terrace - 531 sq ft	5,499	Coming Soon
5th - Terrace - 447 sq ft	6,169	Coming Soon
4th	6,753	Coming Soon
3rd	6,753	Coming Soon
2nd	6,753	Coming Soon
1st - Terrace - 265 sq ft	6,605	Coming Soon
Ground	3,815	Coming Soon
Lower Ground	6,417	Coming Soon
Total	52,246	

Video

- - <https://foliofinsburysquare.london/your-new-chapter-is-coming>



Get in touch

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