

TO LET - OFFICE

# THE CURSITOR BUILDING

38 Chancery Lane, WC2A 1EN



## Key Highlights

- 10,341 sq ft
- Building undergoing full refurbishment including main reception, office floors & end of trip
- Floors to be finished in CAT A
- Targeting EPC A
- 94 secure bike spaces & 12 folded bike lockers | 114 lockers
- Gas free building - fossil fuel free tariff

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## Description

The Cursoritor Building offers highly efficient, flexible floorplates, maximising usable space with partial open ceilings for an open environment. Premium finishes, including sustainable high recycled-content carpeting, enhance comfort while supporting ESG goals. With an EPC A rating, businesses benefit from lower running costs, a reduced carbon footprint, and a workspace that meets the highest modern standards.

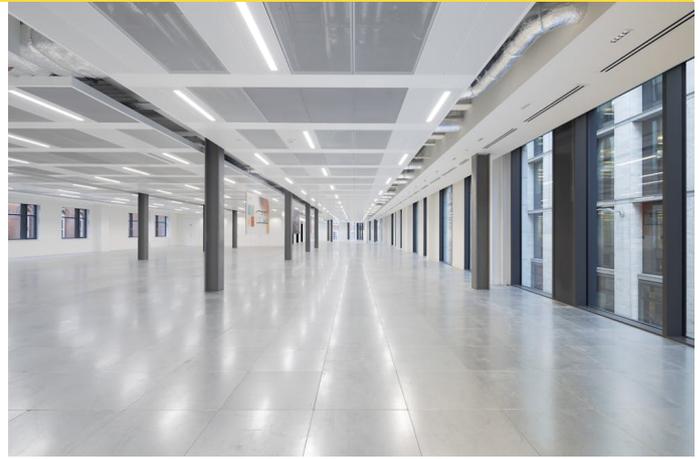
## Location

Located in the heart of London's legal district, the Cursoritor Building offers premium workspace with impressive end of trip facilities. Floors 5 and 6 also host outdoor terraces, providing stunning views over Central London. Surrounded by a wide variety of London's best bars and restaurants, The Cursoritor Building delivers on both location and its connectivity, as well as the spaces' eco-friendly and modern design.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
6th - (Terrace - 389 sq ft)	6,042	561.32	Let
5th - (Terrace - 470 sq ft)	7,737	718.79	Let
4th	10,111	939.34	Let
3rd	10,570	981.99	Let
2nd	10,570	981.99	Let
1st	10,341	960.71	Available
<b>Total</b>	<b>55,371</b>	<b>5,144.14</b>	



## Contact

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