



To Let

14,000 sq ft Affordable / F1 Use Self Contained Opportunity within 2 Finsbury Avenue

- Available July 2027
- 14,000 sq ft self contained opportunity
- New lease from the Landlord
- 2,314 sq ft Auditorium included
- Fit out contribution
- New key point...

Open Learning Hub

2 Finsbury Avenue, London, EC2M 2PP

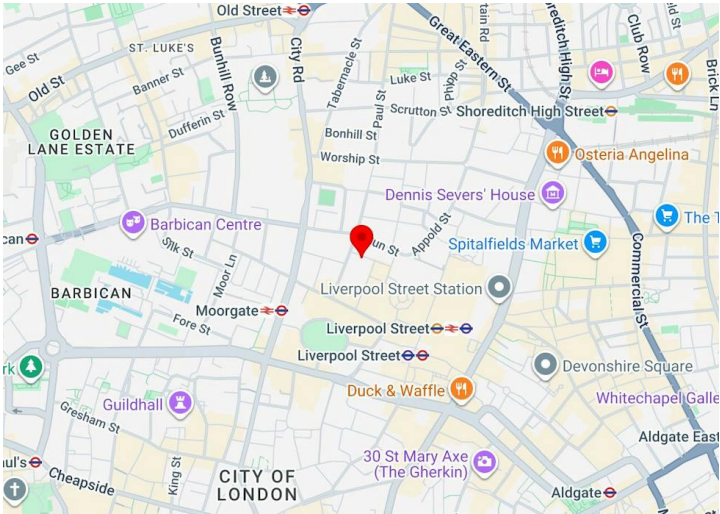
13,939 sq ft

1,294.98 sq m

Reference: #427968

Open Learning Hub

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Summary

Available Size	13,939 sq ft / 1,294.98 sq m
Service Charge	N/A
EPC	Upon enquiry

Description

The Open Learning Hub presents a rare F1 use class opportunity, complete with its own dedicated entrance onto Wilson Street. Spanning the ground and first floors, this self-contained space gives occupiers a distinctive, independent presence within an iconic tower development, alongside valuable branding potential.

A fully fitted shared auditorium forms part of the offering, ready for immediate use and seating up to 150 people—creating a genuine opportunity for occupiers to generate additional income through flexible operation.

The remaining space is delivered shell and core, offering occupiers flexibility to tailor the fit-out, supported by a fit-out contribution.

GF: 2,314
1st Floor Office: 9,095
1st Floor Auditorium: 2,530
Total: 13,939

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	11,625	1,080	Available
Ground	2,314	214.98	Available
Total	13,939	1,294.98	

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