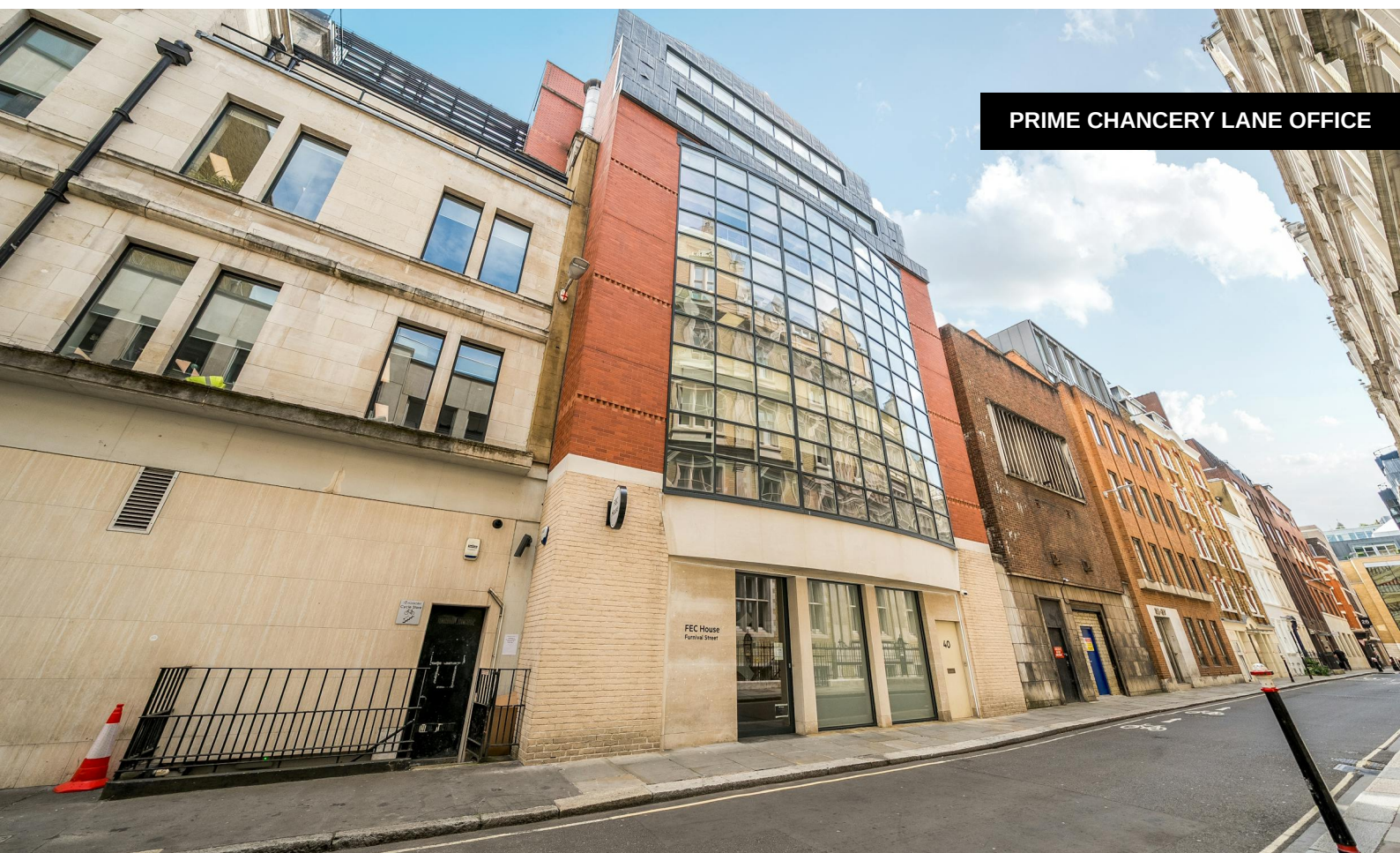




PRIME CHANCERY LANE OFFICE

40 Furnival Street

London, EC4A 1JQ

**Modern office building
in the heart of Chancery
Lane to let – 9,238 sqft**

9,238 sq ft
(858.24 sq m)

- Air conditioning
- End of journey facilities
- Commissionaire
- 2 Minute walk to Chancery Lane Station
- Raised flooring
- Lift

40 Furnival Street, London, EC4A 1JQ

Description

The building features five floors of contemporary office space spanning from the Ground to the 5th floor. The building offers an on-site commissionaire, communal meeting rooms, and breakout areas situated on the 3rd floor, fostering collaboration and convenience.

The office floors boast generous natural light, creating a bright working environment. Currently finished to Cat A/CAT B, the space can also be tailored to a Plug & Play finish upon request, providing flexibility to meet your specific requirements.

Location

40 Furnival Street is well located with Chancery Lane Station (Central line) a 2 minute walk and Farringdon Station (Circle, Hammersmith & City, Metropolitan, Elizabeth and Thamelink lines) and Holborn Station (Central and Piccadilly lines) both a 10 minute walk. The building has access to a range of amenities from bars and restaurants such as Brasserie Blanche, Gaucho, and The Last Judgement to gyms and green spaces.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,112	103.31	Available
1st	1,574	146.23	Available
2nd	1,537	142.79	Available
3rd	1,496	138.98	Available
4th	1,329	123.47	Available
5th	1,125	104.52	Available
Total	8,173	759.30	

Specification

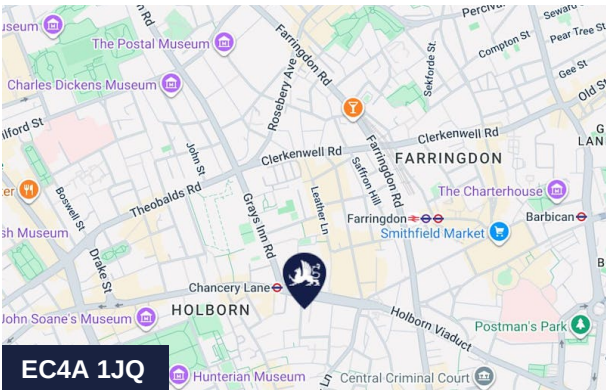
- Lift
- Raised flooring
- Suspended ceiling
- Security system

Viewings

Strictly via Stirling Ackroyd

Terms

New lease to be agreed



Summary

Available Size	9,238 sq ft
Rent	£35 - £50 per sq ft Can be offered furnished subject to terms
Rates Payable	£19 per sq ft Estimate
Service Charge	£19.25 per sq ft Includes Manned Reception, Utilities & Cleaning
VAT	Applicable
EPC Rating	B (34)

Viewing & Further Information



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