

27 FURNIVAL STREET, EC4

APPROX. 1,300 – 2,950 SQ FT (120.77 - 274.06 SQ M)

FULLY FITTED, FURNISHED & MANAGED OFFICES TO LET



**27 Furnival Street
London
EC4A 1JQ**

- Fitted & Furnished
- Prime Midtown Address
- Approx. 1,300 – 2,950 sq ft (NIA)
- Excellent Natural Light

LOCATION

27 Furnival Street is situated on the corner of Furnival Street and Norwich Street.

The property is well situated off the hustle and bustle of High Holborn, but close enough to thriving retail, restaurant, and bars of the local area, with Hatton Garden and Leather Lane markets nearby.

Chancery Lane (Central Line), Holborn (Central & Piccadilly Lines), Farringdon (Circle, Hammersmith & City, Metropolitan, Elizabeth Lines & Thameslink Services) are all within short walking distance.

DESCRIPTION

The building offers a fully managed plug and play solution to all types of business, with platinum provider status for connectivity, as well as bike storage and showers. The building offers companies all of the benefits of a managed office solution, whilst keeping their own identity within their own office space. The floors benefit from the following:

- Fully fitted & furnished
- Plug & Play
- Fully inclusive pricing
- Air conditioning
- Passenger lift
- High speed internet / Fibre connected
- Shower facilities, bike racks and lockers
- Bookable meeting rooms
- 24-hour access
- Building commissioner
- LED lighting

ACCOMMODATION

The office accommodation has the following approximate net internal floor area (subject to measurement survey):

| ACCOMMODATION | Sq Ft | Sq M | Desks |
|-----------------------|-------|--------|-------|
| 5 th floor | 1,300 | 120.77 | 20-24 |
| 1 st floor | 1,650 | 153.29 | 28-32 |

Viewing strictly by appointment

Anders Horwood

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Tel: 020 7016 0732 | 07836 246 049

Ed Caines

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Guy Nicholas

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TERMS

A new license(s) is available for a term from 6 months upwards.

OUTGOINGS

Rent:

5th floor - £15,995 pcm / £147.65 per sq ft
1st floor - £19,937 pcm / £145.00 per sq ft

What's included: rent, business rates, service charge, internal & external maintenance, building insurance, Internet connectivity (200mbps guaranteed per floor), full fail over internet back up line - Colt & BT (1GB lines into the building, furniture, utilities, cleaning, management team, showers lockers & bike racks

Terms and conditions apply and subject to contract

VAT

The property is elected for VAT.

EPC

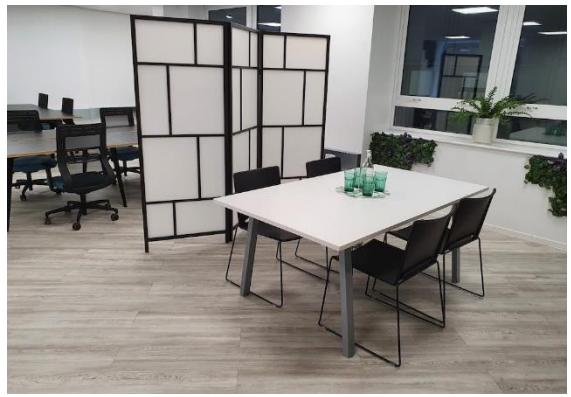
Available upon request

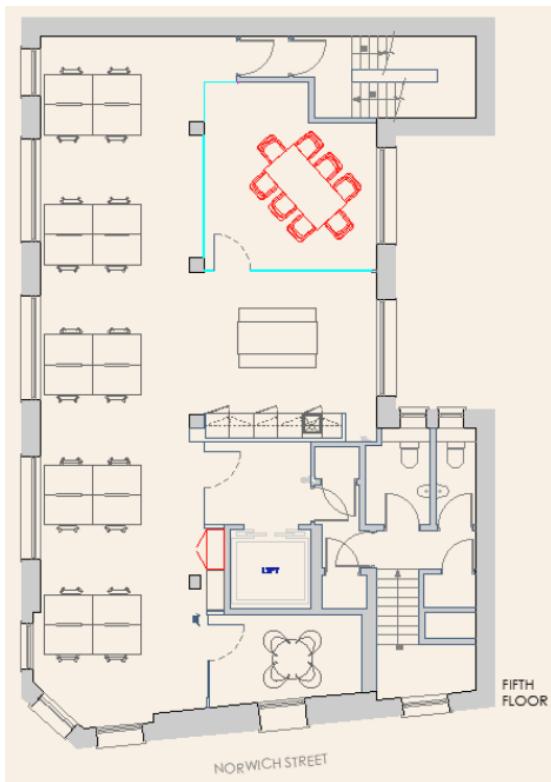
SUBJECT TO CONTRACT

IMPORTANT INFORMATION

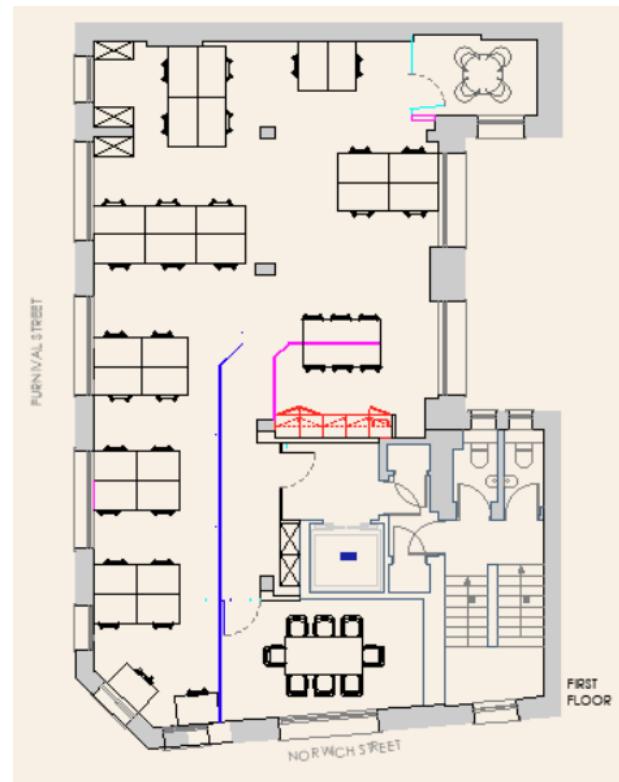
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Carter Jonas

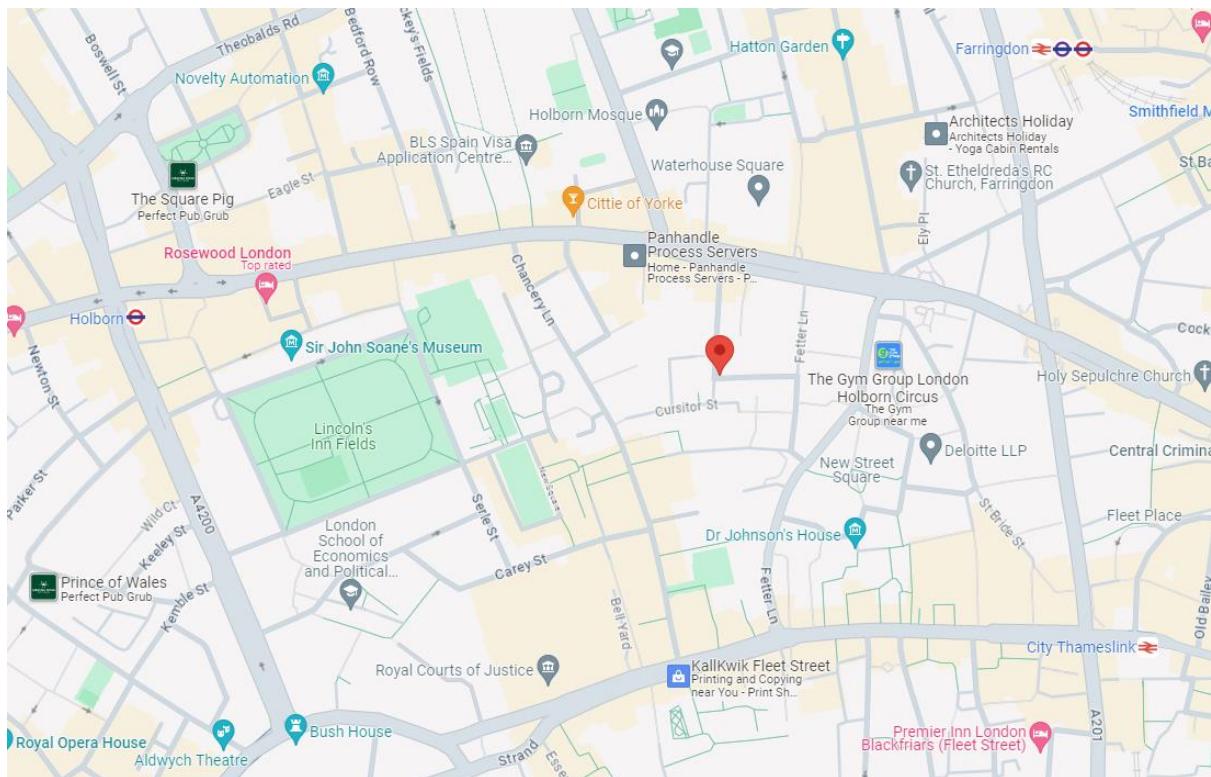




5th floor plan (not to scale)



1st floor plan (not to scale)



Map (not to scale)

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