CROSSLAND
OTTER HUNT

# 26 Finsbury Square,
# London,
# EC2A 1DS

Fitted Office Space with a Large Terrace

5,090 sq ft (472.88 sq m)




020 7408 1114
www.coh.eu

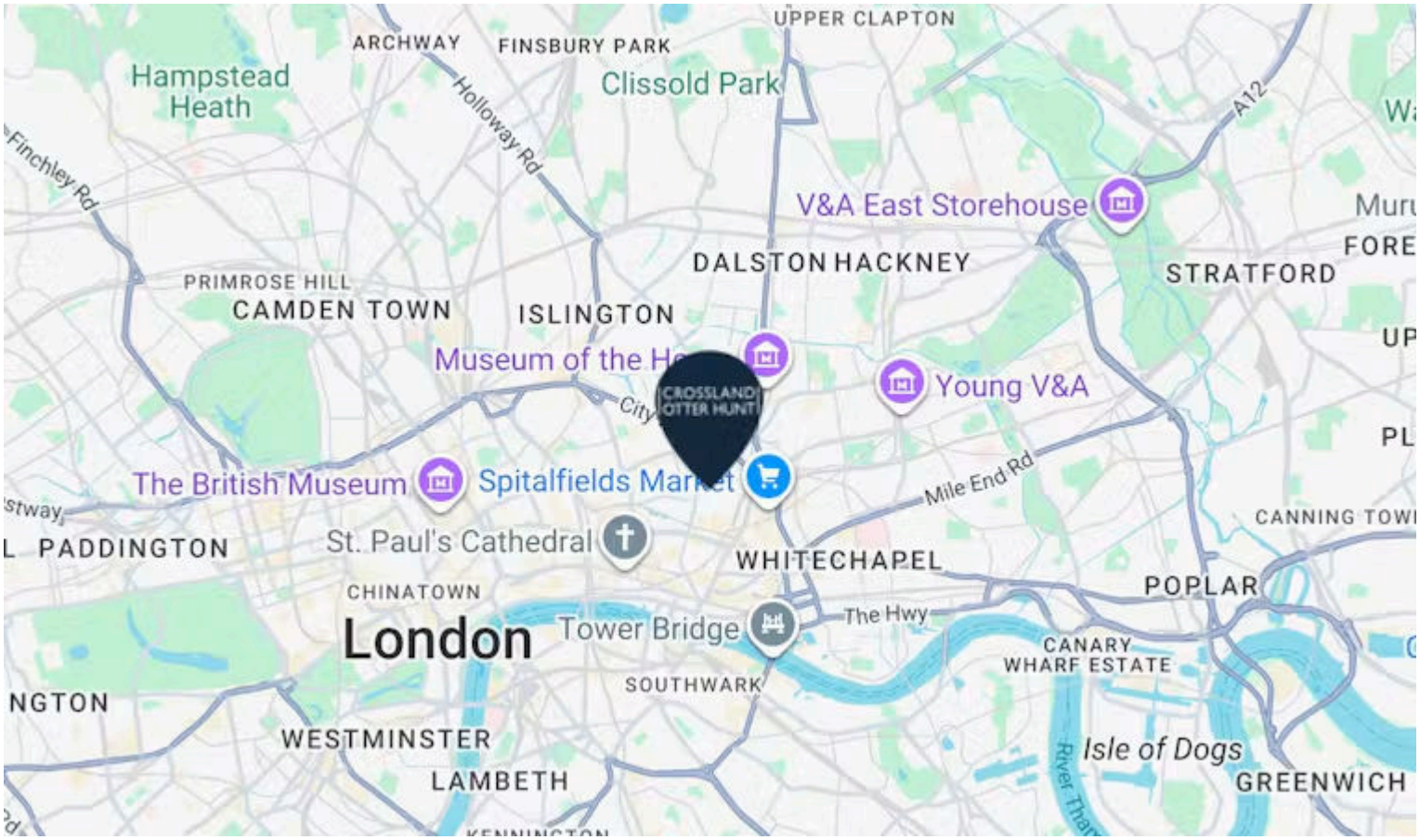
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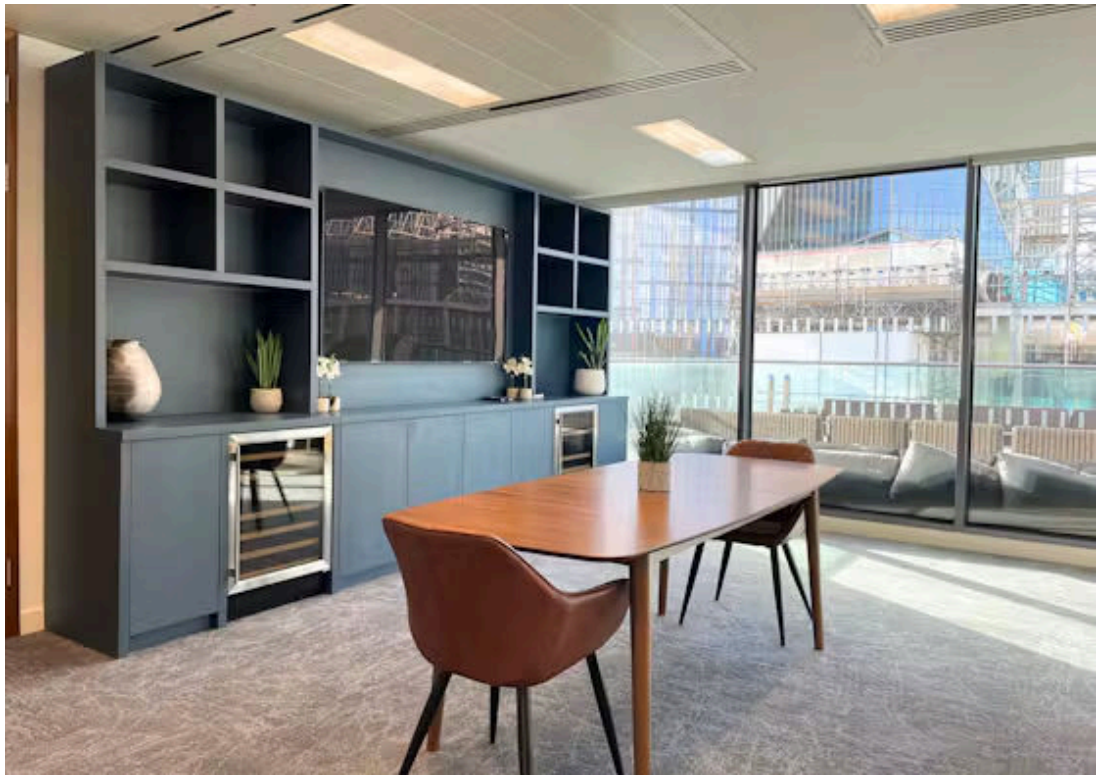


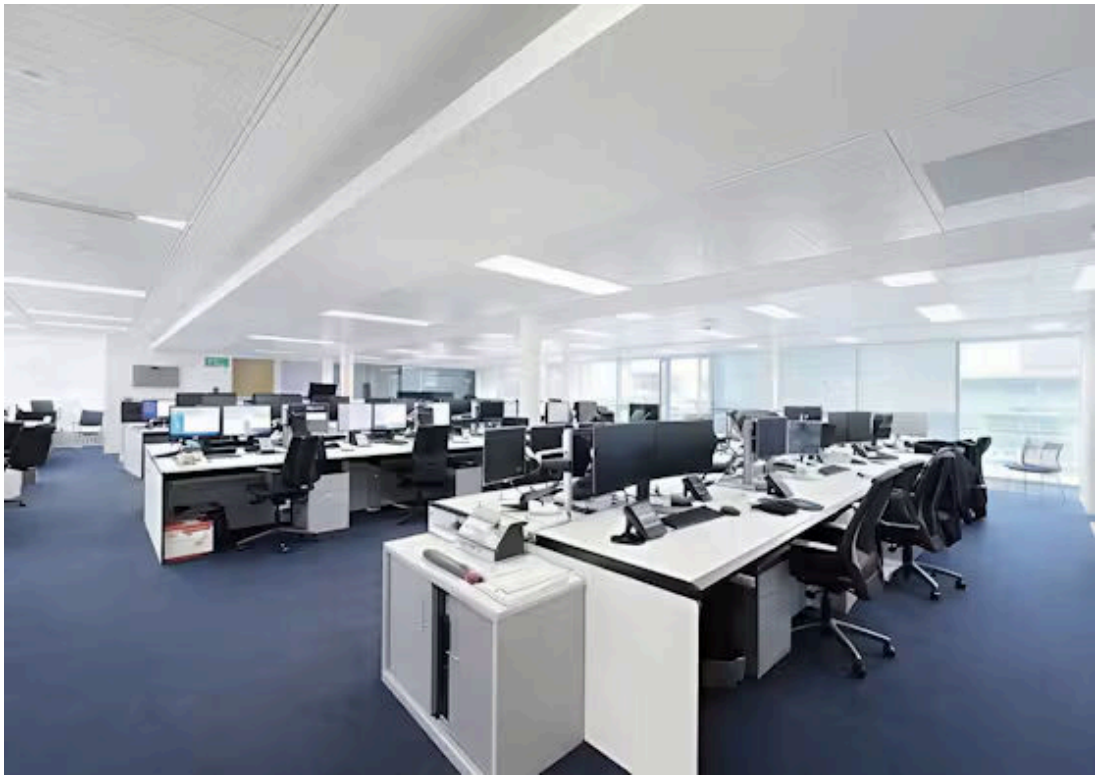

Nearest Stations

- Moorgate (0.3 Miles)
- Old Street (0.3 Miles)
- Liverpool Street (0.3 Miles)

Finwell House, 26 Finsbury Square, is well-located with excellent transport links. The closest stations are Moorgate (Northern, Circle, Hammersmith & City, and Metropolitan lines), Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan lines and Elizabeth line), and Old Street (Northern line), all within a short walking distance.

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- Comfort Cooling
- Large Terrace
- Fully Raised Floor
- Manned Reception
- Refurbishment of the Ground Reception

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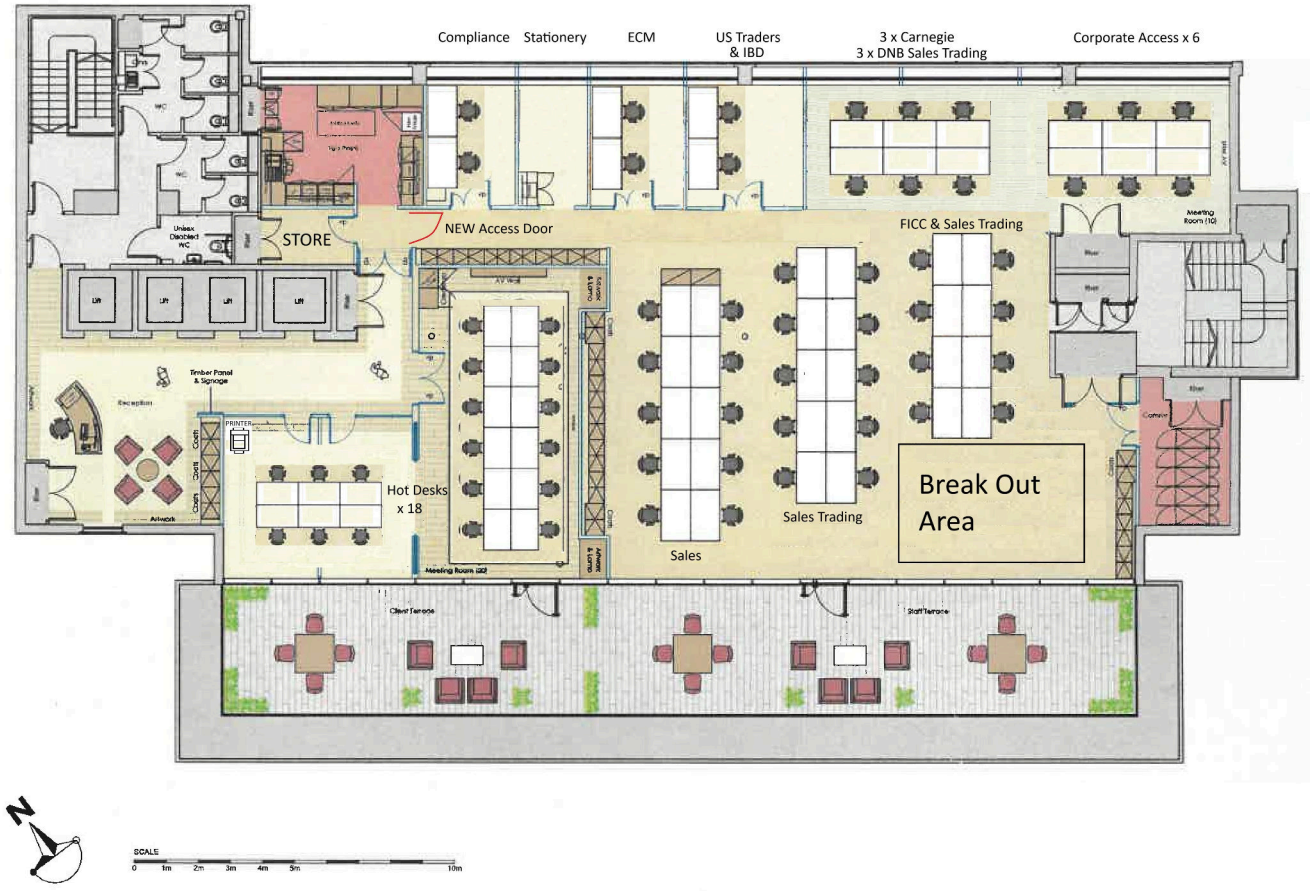
# Floor Plan

**Carnegie /**

26 Finsbury Square /

Ninth Floor /

Scale 1:100 @ A2 /



## Accommodation

The accommodation comprises the following areas:

| NAME | SQ FT | SQ M | RENT (SQ FT) | RATES PAYABLE (SQ FT) | SERVICE CHARGE (SQ FT) | TOTAL YEAR | AVAILABILITY |
|---|---|---|---|---|---|---|---|
| 9th | 5,090 | 472.88 | £50 | £28.31 | £12.99 | £464,717 | Available |

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## CONTACT US



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## Description

The current layout includes a large boardroom, 4 smaller meeting rooms/exec office, a separate kitchen and breakout area, storage space, a large open-plan working area with 40 desks. The space features rows of linear LED lights and carpeted flooring. Additionally, the floor benefits from a very large terrace and good natural light.

## Location

Finwell House, 26 Finsbury Square, is well-located with excellent transport links. The closest stations are Moorgate (Northern, Circle, Hammersmith & City, and Metropolitan lines), Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan lines and Elizabeth line), and Old Street (Northern line), all within a short walking distance.

## Terms

On a sub-lease basis, we will be quoting £50 per sq ft, with a break option in February 2029 and lease expiry in February 2034. Alternatively, on an assignment basis, the passing rent is £65 per sq ft.

## EPC

Upon enquiry

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/01/2025

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