

# Property Particulars

## PRIME FULLY FITTED PLUG AND PLAY OFFICES IN CITY CORE

**5,160 SQ FT (479.38 SQ M) APPROX**

**TO LET**

**25 COPTHALL AVENUE, LONDON EC2**



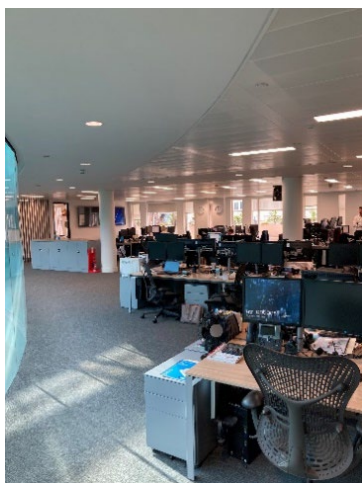
### **Location**

The property occupies a prominent corner site and is situated in a core business location at the junction of London Wall and Cophall Avenue, in the heart of the City of London.

The property is superbly located within approx. 5 minute walk of Bank, Moorgate and Liverpool Street London Underground Stations. In addition to the tube network, the Elizabeth Line is now open at Moorgate and Liverpool Street Stations. The immediate area offers a wide variety of both convenient and high-quality eateries, bars, retail and fitness options.

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## Description

The available accommodation comprises a fantastic fully fitted part 6th floor (**TOP FLOOR**) having an approx. net internal floor area of 5,160 sq ft (479.38 sq m).

The space was substantially refurbished by the Landlord and fitted out by the current occupier in 2019. The floor is arranged essentially in open plan and divided in part to provide a boardroom, 2 smaller meeting rooms, executive office, comms room, store cupboards and a large kitchen. The offices also have the benefit of a large exclusive roof terrace which runs the entire length of one elevation. The space is offered fully fitted, furnished and is therefore plug and play. In addition, the floor is accessed via a prestigious ground floor reception area with a full height atrium.

## Amenities

- Recently re-modelled substantial ground floor entrance hall and reception.
- Fantastic full height atrium with business lounge and in-house café.
- Four glass passenger lifts.
- Air conditioning.
- Fully accessible raised floors.
- Large kitchen.
- Own private WC's.
- Large exclusive roof terrace.
- Furniture available.

## Lease

A new sublease is available for a term until May 2024 outside the security of tenure and compensation provisions of The Landlord and Tenant Act 1954 (part 11) as amended.

**Alternatively, a new longer lease is available by arrangement direct from the Landlords.** Details upon request.

## Rent

£59.50 psf exclusive on the basis of a sublease until May 2024.

**Service Charge** - Approx. £13.58 psf.

## Rates

It is understood the rates payable for 2022/23 are approx. £23.40 psf. Interested parties are advised to verify with City of London.

**EPC** - Energy Rating C.

## Legal costs

Each party to be responsible for their own costs.

## Possession

Immediate upon completion of legal formalities.

## Viewing

Strictly via sole agents **Stephen Warren Associates Limited**

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