

# 25 COPTHALL AVENUE - LET

LONDON, EC2



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Up to approximately 35,000 sq ft premium office accommodation in the stunningly refurbished 25 Copthall, with a new entrance hall and business lounge.

## ACCOMMODATION

### FLOOR

Part 3rd - Let

1st - Let

### TOTAL

Floor area subject to measurement

### AREA

14,174 sq ft

21,000 sq ft

**35,174 sq ft**

## LOCATION

25 Copthall is ideally located in the City core, just off London Wall and only a 200m walk from the new Elizabeth Line entrance at Moorgate.

## SPECIFICATION/AMENITIES

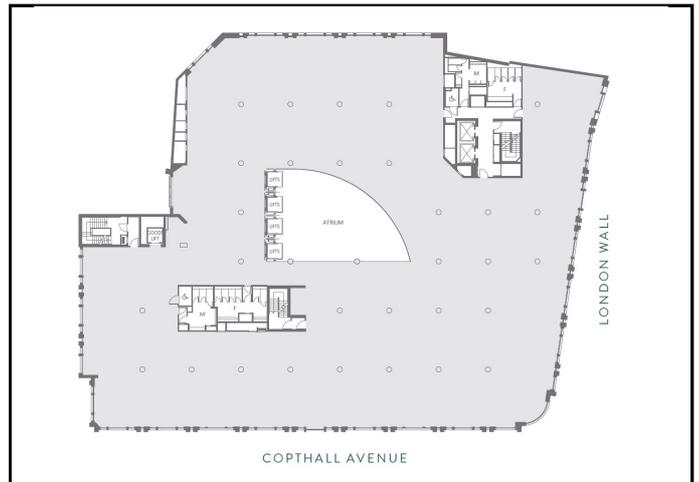
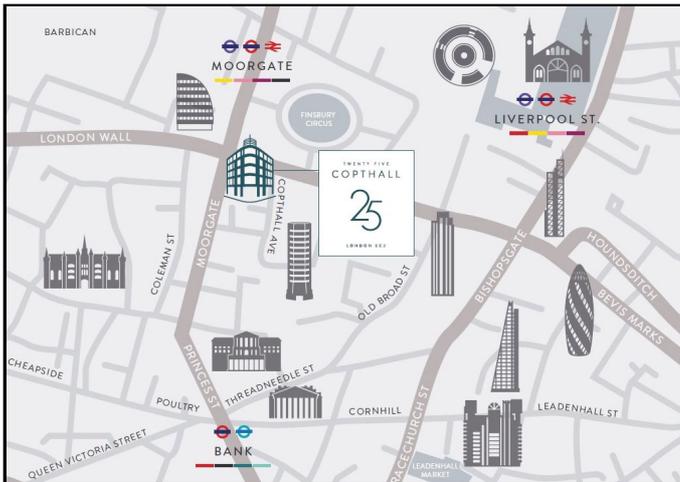
- Newly remodelled entrance hall and reception
- Impressive atrium business lounge with in-house café
- New raised floors with a floor to ceiling height of 2.6m
- Excellent natural light
- New on floor male / female and accessible WCs
- New base build air-conditioning
- 13 new showers with changing facilities
- 114 new bicycle spaces

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## TERMS

### LEASE

New lease direct from the landlord.

### RENT

3rd Floor - £62.50 per sq ft pax (Guide)

1st Floor - On application.

### RATES

£19.00 per sq ft (est)

### SERVICE CHARGE

£12.90 per sq ft (est)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the joint sole agent:

### COLIN HARGREAVES

0203 440 9804

[colin.hargreaves@gryphonpropertypartners.com](mailto:colin.hargreaves@gryphonpropertypartners.com)

### JEREMY TRICE

0203 440 9802 07798 636599

[jeremy.trice@gryphonpropertypartners.com](mailto:jeremy.trice@gryphonpropertypartners.com)

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. July 2020