

131 FINSBURY PAVEMENT

LONDON, EC2A 1NT



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

The exciting new space is designed to promote productivity and collaboration amongst one-another with its floors of co-working and private offices that cater to your needs in every way. Beyond the essentials such as desks, staff, and amenities you will be pleasantly surprised to find a community of forward-thinking companies and in-house events hosted frequently that will connect you and those around you. A manned reception, high speed internet, naturally well lit dog friendly environment awaits you at this new and exciting centre.

LOCATION

Benefiting from great travel links, Moorgate station, Liverpool Street and Bank Station are all within a 5 minute radius of this site making it easily accessible to all parts of London. The forthcoming Crossrail station which will be opening just a short walk away at Moorgate will serve this site in the coming year. Being located on the doorstep of Shoreditch this centre has all the social perks of being in Shoreditch, such as bars, restaurants and clubs, but also has the convenience of the City and its many travel links. Whether you're looking to wine and dine a client at lunchtime or to have some after work drinks, this site is situated in the perfect location to enjoy both.

SPECIFICATION/AMENITIES

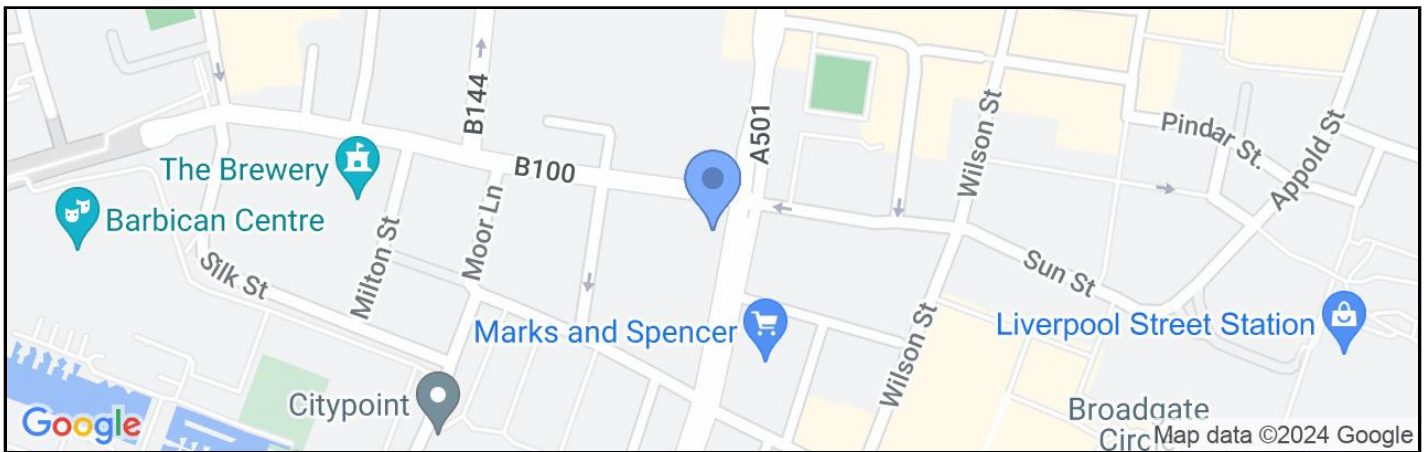
- Cleaning Services
- Phone Booths
- Conference Rooms
- Printing
- Onsite Staff
- Refreshments
- Bike storage available
- CCTV

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

ANDREW MCCALLUM

0203 440 9809

andrew@gryphon.uk.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. February 2024