

# SALISBURY HOUSE, 2ND FLOOR

29 FINSBURY CIRCUS, EC2



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Salisbury House is a striking Grade II listed landmark in the heart of Finsbury Circus, blending historic grandeur with contemporary interiors. Spanning nine floors, it offers stylish, flexible office space from Workspace — ideal for modern businesses seeking character, quality, and an unbeatable City location. The building has recently undergone a comprehensive refurbishment throughout offering state-of-the-art reception, conference centre, bookable meeting rooms and the Eventspace venue. The building also contains bicycle storage and showers, a large communal roof terrace and a residential apartment for nightly hire if required.

## ACCOMMODATION

### FLOOR

2nd (424-458)

2nd (401-411)

### AREA

11,006 sq ft

5,531 sq ft

### TOTAL

16,537 sq ft

Floor area subject to measurement

## LOCATION

Ideally positioned in the heart of the City core, Salisbury House benefits from dual entrances on London Wall and Finsbury Circus. Its prime location offers exceptional connectivity, just moments from Bank, Moorgate, and Liverpool Street stations; including access to the Elizabeth Line via Crossrail.

## SPECIFICATION/AMENITIES

- Air Conditioning
- Fully accessible raised floors / perimeter trunking
- Meeting room hire
- Communal roof terrace and breakout areas
- 24 hour access
- Shower and bike storage facilities
- WiredScore 'Gold' Certification
- EPC - on application

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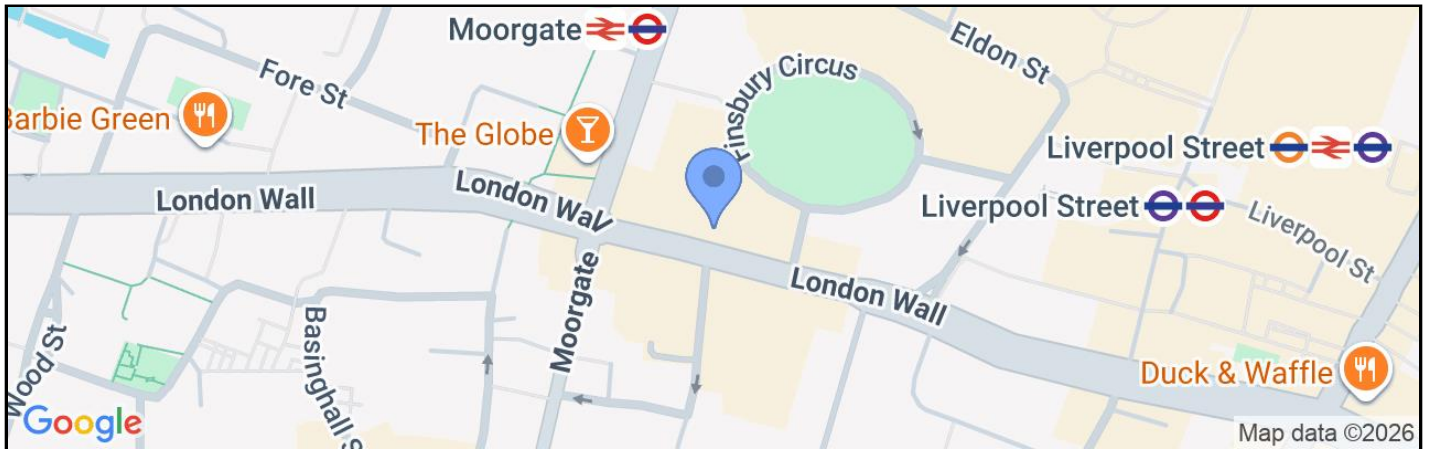


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## TERMS

### LEASE

New short form lease direct from the landlord for a minimum term of 2 years with 6-monthly rolling breaks available. Longer terms are available by arrangement.

### RENT

2nd floor (424-458) - On application

2nd floor (401-411) - On application

### RATES

On application

### SERVICE CHARGE

£13.84 per sq ft pax (estimated)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with joint sole agents:  
Gryphon Property Partners and Ellis Brown (Freddie Grant)

### JEREMY TRICE

07798 636599

[jeremy@gryphon.uk.com](mailto:jeremy@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. March 2026