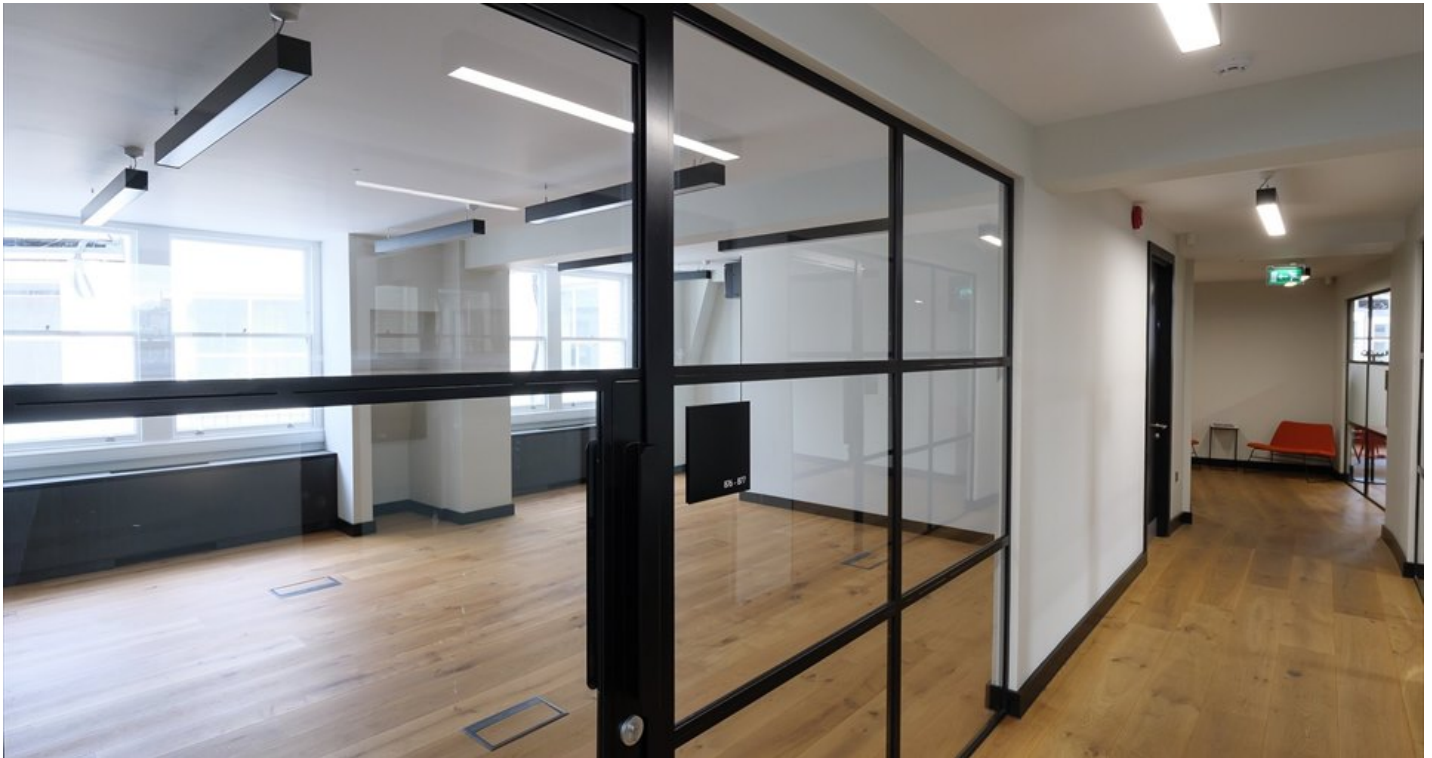


SALISBURY HOUSE

29 FINSBURY CIRCUS, EC2



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Salisbury House is an impressive grade II listed building with contemporary internal finishes, situated in the heart of Finsbury Circus. Set over nine floors, Salisbury House offers stylish flexible office accommodation from Workspace.

ACCOMMODATION

FLOOR	AREA
6th (801-59) - Sep 2020	5,428 sq ft
5th (701)	1,668 sq ft
5th (702-3)	937 sq ft
1st (381-99) - July 2020	4,966 sq ft
LG (076-77)	949 sq ft
Small Units Available	194 - 832 sq ft
TOTAL	14,780 sq ft

Floor area subject to measurement

LOCATION

Salisbury House is situated in a prime City core location with entrances London Wall and Finsbury Circus. Its location provides excellent transport links, located only minutes from Bank, Moorgate and Liverpool Street Stations with Crossrail from December 2020.

SPECIFICATION/AMENITIES

- Air Conditioning
- Fully accessible raised floors / perimeter trunking
- Meeting room hire
- Communal terrace and breakout areas
- 24 hour access
- Shower and bike storage facilities
- WiredScore 'Gold' Certification
- EPC - C (66)

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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

6th (801-59) - TBC

5th (701) - £65.50 psf p.a.x

5th (702-3) - £72.00 psf p.a.x

1st (381-99) - TBC

LG (076-77) - £50 psf p.a.x

RATES

£18.00 per sq ft (2019/20 estimate)

SERVICE CHARGE

£10.00 per sq ft (2019 estimate)

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JEREMY TRICE

0203 440 9802

jeremy.trice@gryphonpropertypartners.com

JAMIE MAJOR

0203 440 9809

jamie.major@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. May 2020