

SUBJECT TO CONTRACT

Building

The property provides Grade A office accommodation totalling 31,527 sq ft arranged over lower ground, ground, and four upper floors. The floor plates provide simple rectangular office floors.

Location

The property is situated on the west side of Furnival Street, opposite Norwich Street, and has a substantial return frontage to Took's Court, which leads into Cursitor Street to the south.

Located only 2-minutes from Chancery Lane station (Central line), a short walk from Farringdon Station (Mainline, Elizabeth, Circle, Metropolitan and Hammersmith & City lines) & City Thameslink.

Building Specification

- 4 pipe fan coil air conditioning
- DDA Compliant
- Fully accessible raised floors (120 mm)
- Perforated metal suspended ceilings with flush lighting
- 2x 13 person passenger lifts serving all floors
- Male, female & disabled WC accommodation on all floors
- EPC (Upon Enquiry)

Lease

New Leases available direct from the Landlord

Viewing

Viewing strictly by appointment through Cushman & Wakefield, or joint agents COH.



Availability

Available from June 2023

Floor	Area (sq ft)	Area (sq m)
4 th	3,798	352.83
3 rd	5,703	529.91
2 nd	5,886	546.81
1 st	5,886	546.81
Ground	5,186	481.78
	(incl. 688 reception)	
Basement	5,068	470.81
Total	31,527	2,928.85

Costs	Per Sq Ft
Rent	£POA
Rates (Guiding)	£21.00
Service Charge (Guiding)	£12.50

Finlaison House, 15-17 Furnival Street, EC4



3,798 – 31,527 sq ft

Grade A Offices to Let

For more information please contact:

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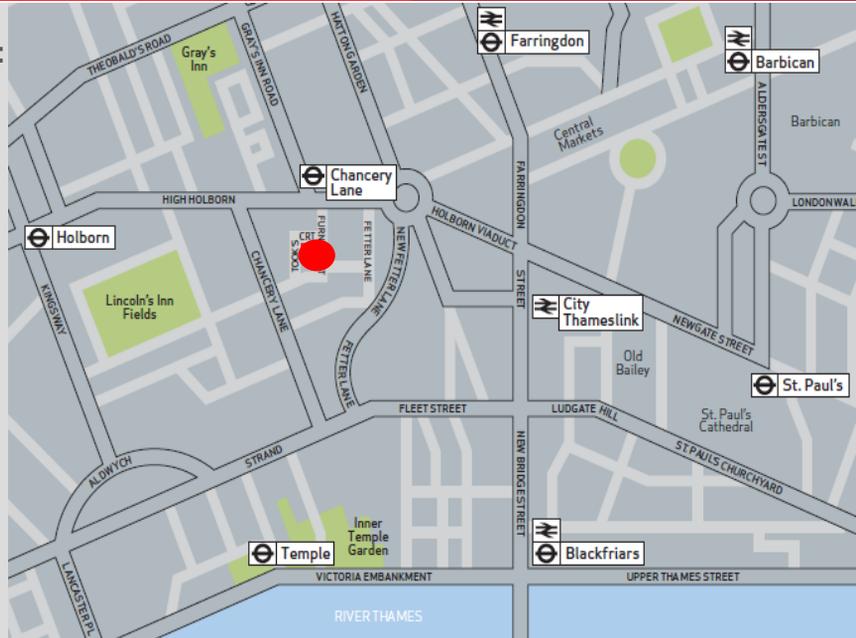
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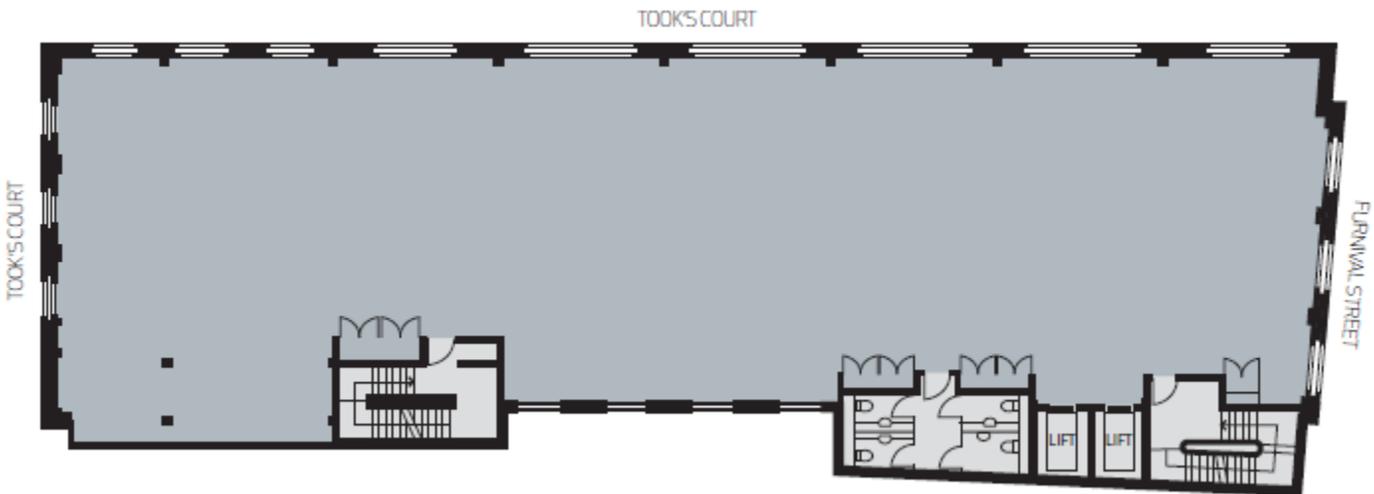
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Or joint agents, Crossland Otter Hunt



TYPICAL UPPER FLOOR



Not to scale