

# Finsbury Circus House, 10 South Place London, EC2



14,347 sq ft (1,333 sq m) – 30,952 sq ft (2,876 sq m)

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## Location

Prominently situated on the north side of Finsbury Circus and opposite The Broadgate Estate, the building benefits from excellent transport links, with immediate access to both Moorgate and Liverpool Street stations. This connectivity will be further enhanced with the opening of Crossrail.

## Description

Finsbury Circus House, 10 South Place has been redeveloped to provide 145,000 sq ft of new, Grade A office accommodation. The extensive works, completed in mid 2013, include a brand new facade on the northern elevation as well as a new 2<sup>nd</sup> entrance onto South Place, and the construction of an additional floor, which benefits from a south facing terrace.

## Specification

- 4 Pipe fan coil air conditioning
- Floor to ceiling height of 2.75m (3.96m on Ground Floor)
- Metal tile ceiling and LG7 compliant lighting
- 150mm raised access floor
- 8 showers and 80 cycle racks
- BREEAM excellent

## Accommodation

Floor	Area (sq. ft.)	Area (sq. ft.)
8 <sup>th</sup>	FIRST STATE	LET
7 <sup>th</sup>	FIRST STATE	LET
6 <sup>th</sup>	14,347	1,333
5 <sup>th</sup>	UNDER OFFER	UNDER OFFER
4 <sup>th</sup>	BAIRD	LET
3 <sup>rd</sup>	WORKDAY	LET
2 <sup>nd</sup>	15,109	1,404
1 <sup>st</sup>	UNDER OFFER	UNDER OFFER
Ground (E)	UNDER OFFER	UNDER OFFER
Ground (W)	UNDER OFFER	UNDER OFFER
Lower Ground	UNDER OFFER	UNDER OFFER
<b>Total</b>	<b>30,952</b>	<b>2,876</b>



## Lease

New lease direct from the Landlord, Union Investment, for a term by arrangement

## Guide rent

Late £50.00s per sq ft

## VAT

The property is elected for VAT

## Rates

c.£20.00 per sq ft estimated

## Service Charge

£8.88 per sq ft estimated

## Viewing - strictly by appointment through:-

Peter Thursfield  
Savills  
020 7409 8928  
[pthursfield@savills.com](mailto:pthursfield@savills.com)

Will Butler  
Savills  
020 7409 8831  
[wbutler@savills.com](mailto:wbutler@savills.com)

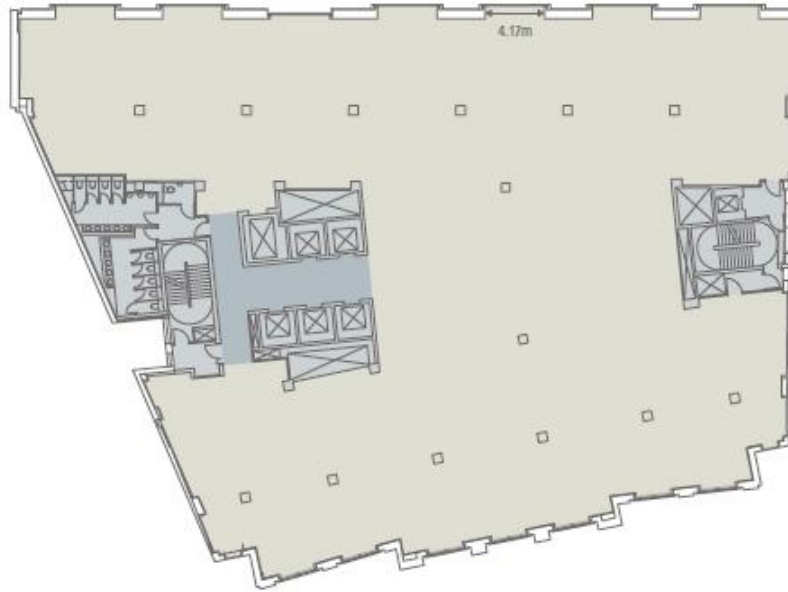
Or our joint agents at Cushman & Wakefield

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# Floorplan

**Fourth Floor Plan**  
15,264 sq ft / 1,418 sq m

■ Office  
■ Core  
■ Lobby



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