



ONE FINSBURY SQUARE

UP TO 12,598 SQ FT OF NEW CONTEMPORARY OFFICE SPACE

Fantastic Finsbury

1 Finsbury Square offers four floors of newly refurbished offices.

The 4th and 7th floors have been redesigned with all new services and a contemporary ceiling finish. The 4th floor benefits from a plug and play fit out.

The reception area has a new business lounge and in the basement you will find new bicycle storage and hotel quality showers.



View of the building from Finsbury Square



7th Floor



Reception

Highlights



Refurbished reception & business lounge



3 x feature glass passenger lifts with views over the HAC



Private terrace on 6th floor and views over Finsbury Square



Male and female shower facilities



7th floor feature perimeter skylight



Occupational density: 1:8 sq m



Dedicated cycle store with 30 cycle racks



50 lockers & drying room



Cycle fixing station



7th Floor



4th Floor Reception



Male and Female Changing Rooms



4th Floor Kitchen Breakout Area



4th Floor

Availability

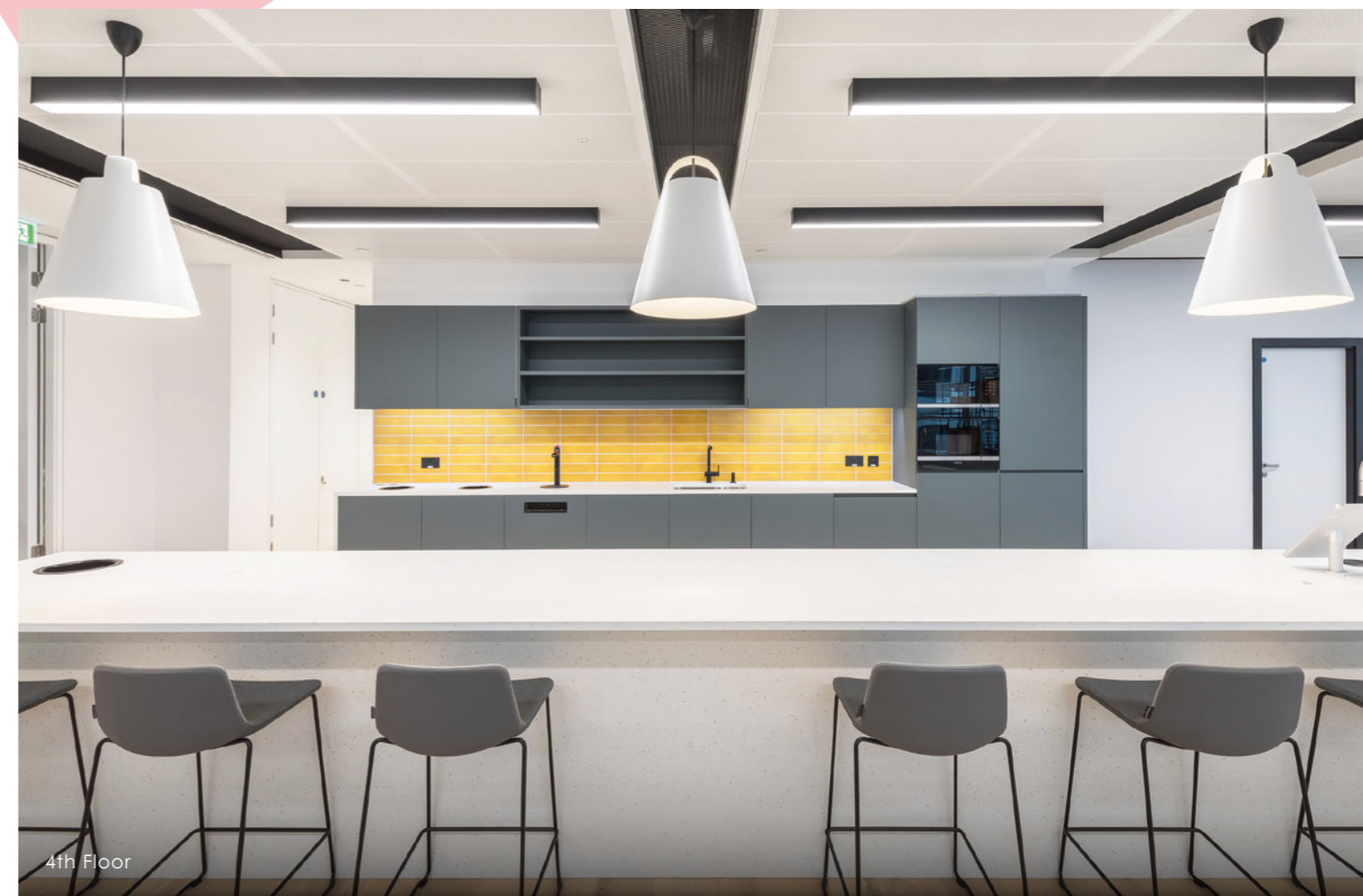
Floor	Cat	sq ft
7th	A	5,736
6th	A	LET
5th	A	LET
4th	A+ fit out	7,222
TOTAL		12,598

Specification

- ◆ 150mm raised access floors
- ◆ LED lighting
- ◆ Four-pipe fan coil air conditioning
- ◆ Goods lift
- ◆ 2580 x 4080mm raft and mesh contemporary ceiling
- ◆ Floor to ceiling height 2.7m
- ◆ Full height glazing



View East over Finsbury Square



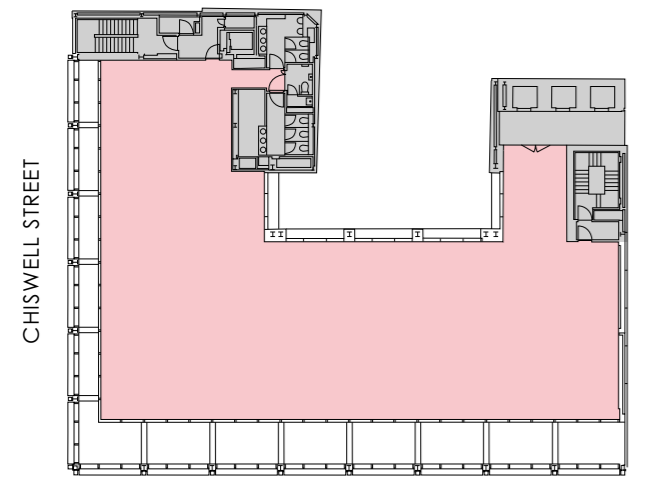
4th Floor



The space

7th floor

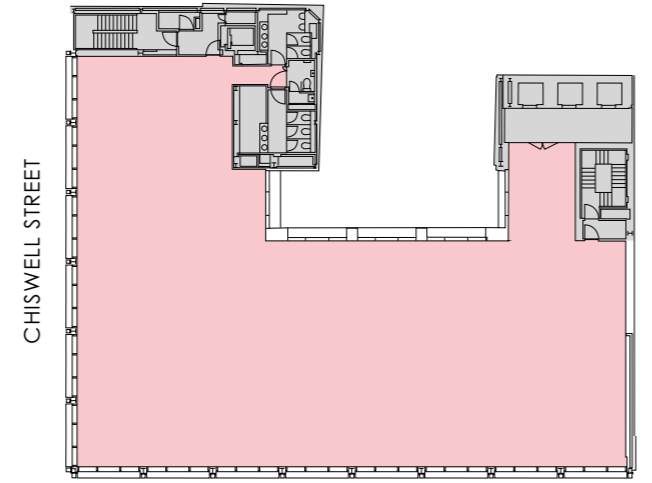
5,736 SQ FT



FINSBURY SQUARE North

5th floor

7,223 SQ FT



FINSBURY SQUARE North

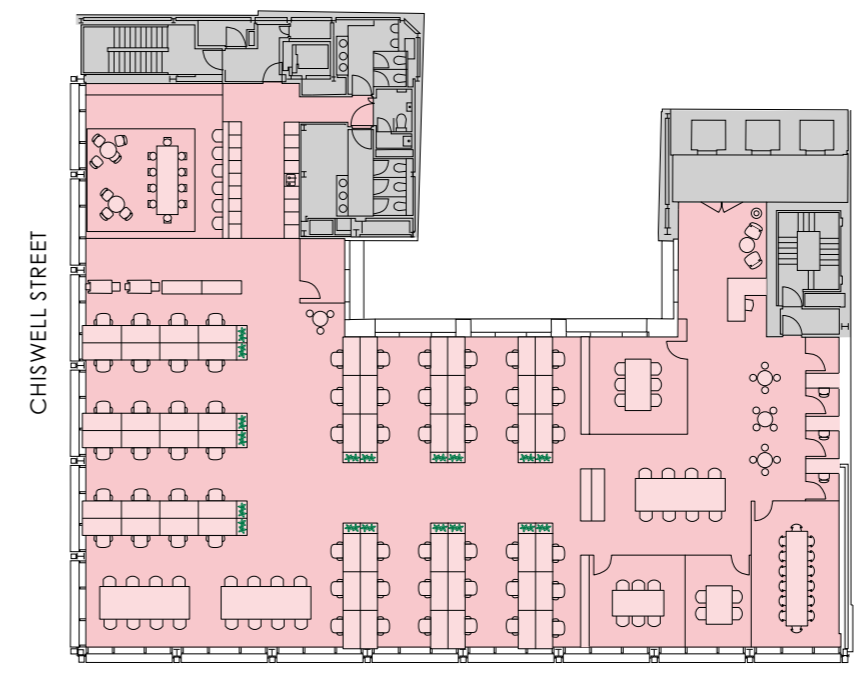


View West over HAC Grounds



4th floor fit-out

7,222 SQ FT



FINSBURY SQUARE North

- ◆ 60 Desks
- ◆ 24 Hot Desks
- ◆ 1 Board Room
- ◆ 3 Meeting Room
- ◆ 1 Comms Room
- ◆ 3 Zoom Rooms
- ◆ 1 Kitchen
- ◆ 1 Tea Point
- ◆ Lockers
- ◆ 1 Breakout Area



Aviary, Finsbury Square

Yours to explore

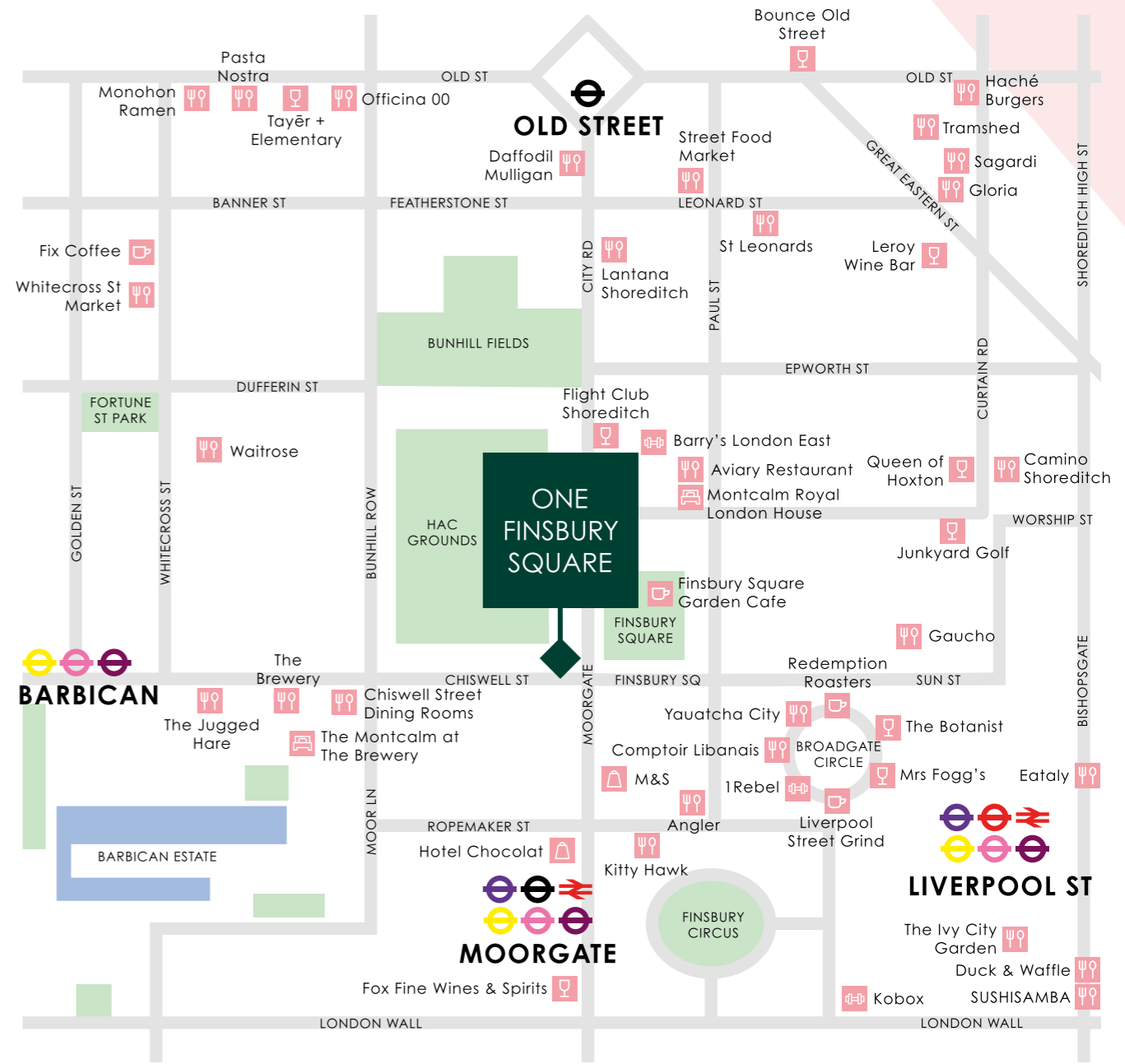
Finsbury Square is exceptionally well-connected, sitting close to the Elizabeth Line at Moorgate and Liverpool Street. The immediate area benefits from premium amenities including the Montcalm Hotel and Aviary restaurant, Flight Club Shoreditch, Barry's Bootcamp, Finsbury Square garden & café, street food pop ups and the bowling green.



Duck & Waffle, Bishopsgate



Finsbury Square





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