

# eight

Finsbury Circus



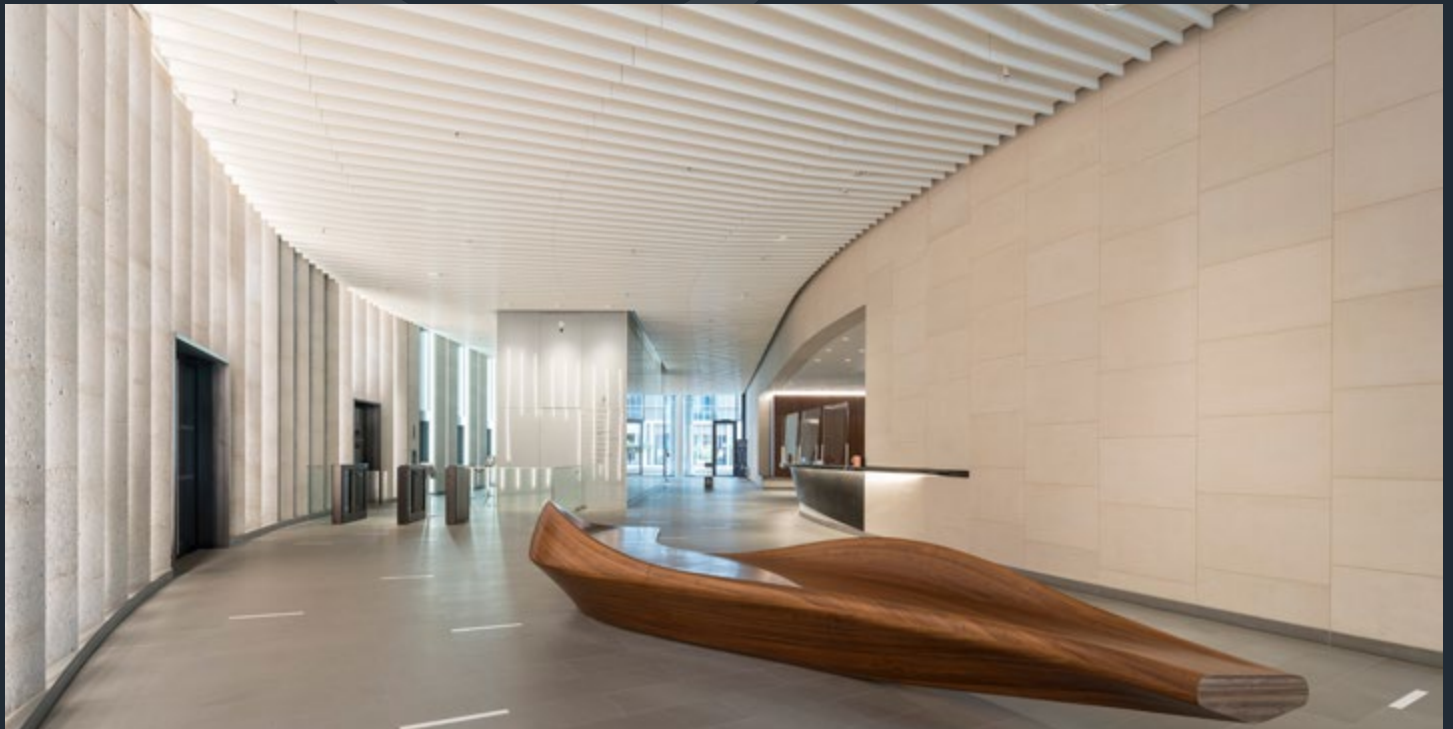
6,134 sq ft of fitted out office space to let

London EC2

# 8 Finsbury Circus is an award winning Wilkinson Eyre designed building.



The available office accommodation is situated on the 3rd floor and provides high quality 'plug & play' office space with stunning views over the newly landscaped Finsbury Circus.



## Specification



BREEAM  
Excellent



Dual reception  
entrance



6 x 21 person  
passenger lifts



1:8 occupancy  
density



Metal tile  
suspended ceiling



LG7 LED  
lighting



4 pipe fan coil air  
conditioning



2.75m floor  
to ceiling



150mm  
raised floor



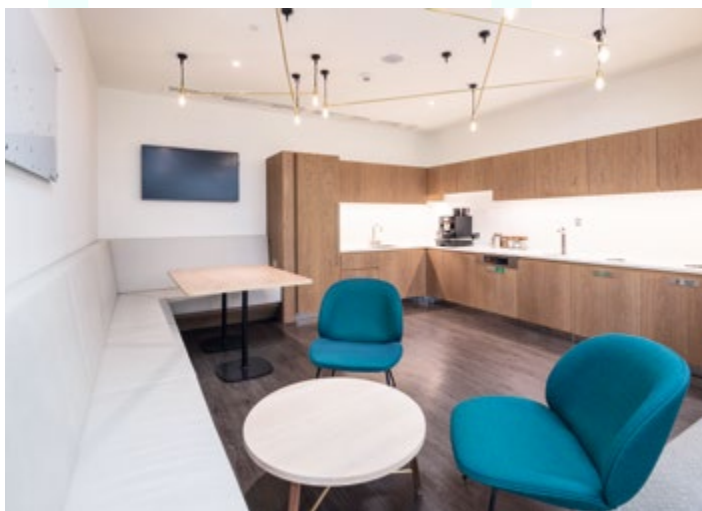
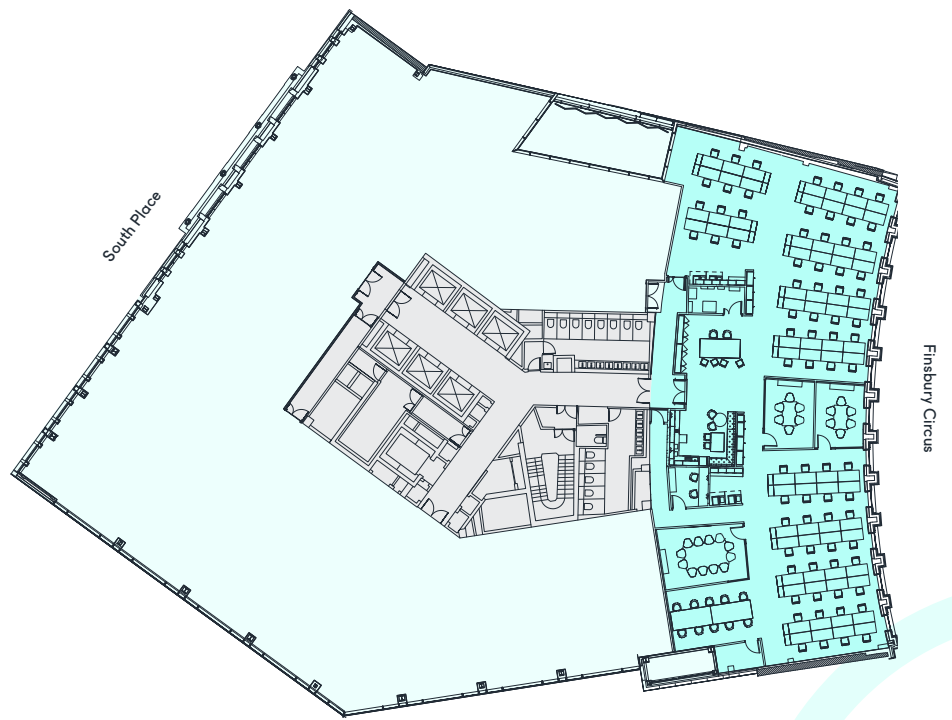
Showers and  
bike spaces

## Part 3rd Floor Space Plan 6,134 sq ft / 570.6 sq m NIA

Workstations	86
IT room	1
Store room	1
6 person meeting rooms	2
12 person meeting rooms	1
Breakout / kitchen	1
<b>Occupancy total</b>	<b>86</b>

- Lettable office space
- Occupied space
- Core

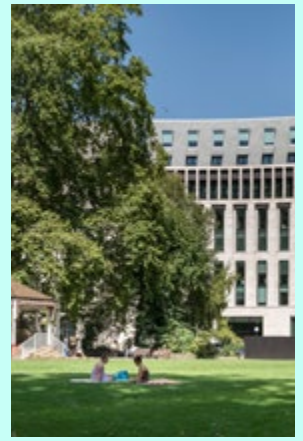
⌚ Plan not to scale,  
for indicative purposes only.



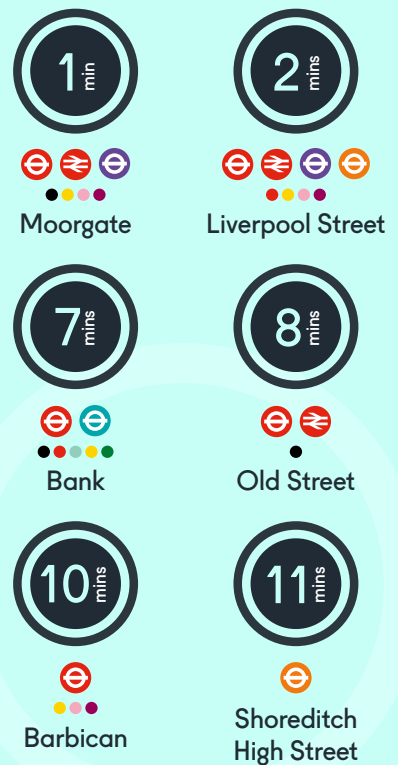
# The best of the City.

An abundance of bars, restaurants and great international shopping opportunities sit close by, with local culture spots like Broadgate Circle making the area a vibrant destination.

Supremely located, the building is situated less than two minutes walk from Moorgate and Liverpool Street stations, giving access to numerous underground and overground lines.



## Connections



Walk times from the building. Source TfL.

### Viewings

Strictly through sole letting agents.

### Terms

Upon application.

Peter Gray  
020 7861 1304  
peter.gray@knightfrank.com

Toby Pritchard-Davies  
020 7861 5212  
toby.pritchard-davies@knightfrank.com



MISREPRESENTATION ACT 1967 AND PROPERTY MISDESCRIPTION ACT 1991. Particulars These particulars are not an offer on contract, nor part of one. You should not rely on statements made by Knight Frank LLP in these particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Knight Frank LLP hasn't any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find about by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT The VAT position of the building may change without notice. The Code of Leasing Premises in England & Wales recommends you seek professional advice before agreeing a business tenancy. Details available from - www.leasingbusinesspremises.co.uk. August 2020.