

## SUBJECT TO CONTRACT

### Location

The building is located on the western end of Worship Street, in close proximity to Finsbury Square and benefits from connections with both Old Street and Moorgate Tube Stations.

### Building

Originally constructed in the early 20th century, 25 Worship Street was extensively redeveloped in 2009 within the existing facades and structural frame to provide high specification offices. The building is arranged over lower ground, ground and five upper floors totalling approximately 22,019 sq ft.

The first floor is available fully fitted out providing a combination of meeting rooms and open plan.

### Amenities

- Plug and Play fully fitted out space (22 desks plus 5 meeting rooms)
- Kitchen area
- Metal tiled suspended ceilings
- Air conditioning
- Raised floors
- x2 passenger lifts
- X3 Male, female WCs
- Commissionaire
- 24 hour access

### Lease

A sublease available until 31<sup>st</sup> January 2020.

### Availability

Available from March 2017.

### Viewing

Viewing strictly by appointment through Sole Agents Cushman & Wakefield.



Floor	Area (sq ft)	Area (sq m)
1st	3,137	291.44
<b>Total</b>	<b>3,137</b>	<b>291.44</b>

Costs	Per sq ft exclusive
Rent	£55.00
Rates	£16.33
Service charge	£7.53

For more information, contact:

**Eleanor Reed**

+44 (0) 203 296 2080

[Eleanor.reed@cushwake.com](mailto:Eleanor.reed@cushwake.com)

**William Sage**

T +44 (0) 20 3296 4678

M +44 (0) 7720 811 255

[William.sage@cushwake.com](mailto:William.sage@cushwake.com)

**Will Farrer**

+44 (0) 203 296 4472

[Will.farrer@cushwake.com](mailto:Will.farrer@cushwake.com)

**Location Map:**

**VAT**

The building is VAT elected

**Floor Plan (1st floor)**

