



THE BLOOM, 50 COWCROSS ST, EC1

GRADE A FULLY FITTED OFFICE SPACE TO LET
5,814 SQ.FT



PLEASE FOLLOW US ACROSS ALL
OF OUR SOCIAL MEDIA CHANNELS

DeVono

INTRODUCTION

DeVon are delighted to offer the 1st floor located in the recently developed Bloom, EC1 – which provides 5,814 sq.ft of best in class fitted office space within touching distance of Farringdon Station.

The Bloom development was completed in 2022 and totals 145,000 sq.ft of best-in-class office space arranged over 8 floors.

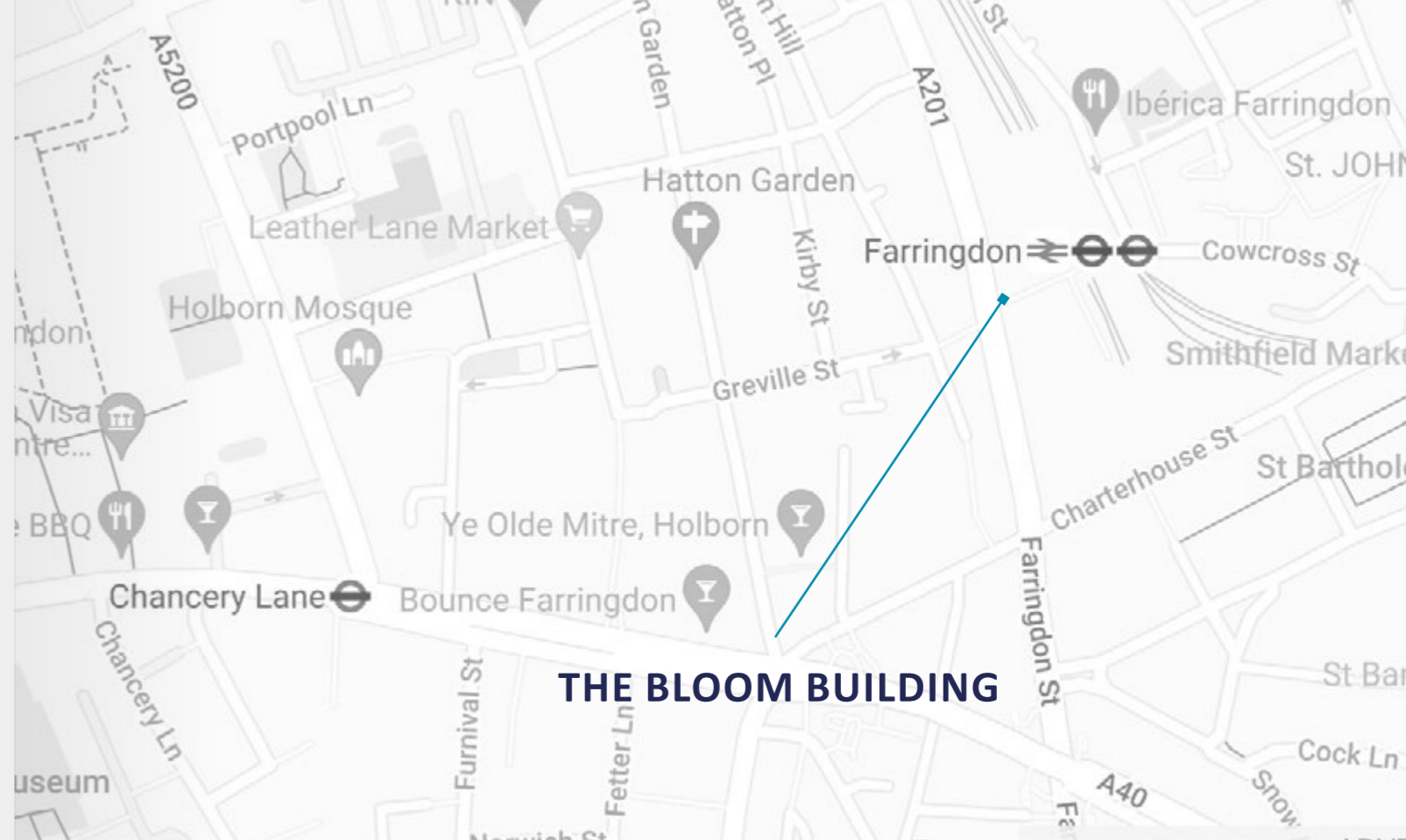
The building was designed initially by JRA and benefits from HB Revis 'Ready to Work' initiative, fully supported by smart technology – Symbiosy. The available accommodation is located on the first floor and benefits from a high class fit-out which is provided by the existing tenant.

The 1st floor provides:

- Two Boardrooms
- Two Meeting Rooms
- Four Single Person Meeting Rooms
- Dedicated Reception
- Two Private Phone Booths
- Large Kitchen and Breakout Area
- Excellent access to Farringdon Station and the Elizabeth Line



 EXCELLENT EXISTING FIT OUT	 COMMUNAL ROOF TERRACE
 20 ONSITE SHOWERS	 ONSITE GYM
 WELL RATING PLATINUM	 BREAM OUTSTANDING
 SUSTAINABLY POWERED	 248 BIKE RACKS



LOCATION

The Bloom benefits from excellent transport links providing access to the rest of London and beyond.

The building is located adjacent to Farringdon Station (Elizabeth, Circle and Metropolitan Lines together with National rail links and City Thames Link) on the corner of Farringdon Road and Cowcross Street.

TERMS

The 1st floor is available by way of an assignment of the existing lease expiring March 2027.

Alternatively, a short-term sub-lease is available until February 2025

The floor is available on the basis of an all-inclusive rent.

All inclusive rent: £180 per sq.ft*

*The all-inclusive rent is comprised of: Rent, Business Rates, Service Charge, Utilities and VAT.

EPC: Rating A



MISREPRESENTATION ACT
These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

FLOOR PLANS*



*Floor plan not to scale

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono.

DAVID BARRINGTON
M: 07967 345 830
db@devono.com

BEN ASHBY
M: 07776 230 836
ba@devono.com



PLEASE FOLLOW US ACROSS ALL
OF OUR SOCIAL MEDIA CHANNELS

DeVono