



# Alphabet Building EC2

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PART 4TH FLOOR FULLY FITTED OFFICE SPACE TO LET  
8,990 SQ.FT (835.2 SQM)

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savills

DeVono

# INTRODUCTION

Savills and DeVono Cresa, on behalf of Wearesocial, are delighted to offer the fully fitted part 4th floor at the iconic Alphabeta Building. The space comprises two connected units fitted out to a high standard and offered on flexible sublease terms.

Alphabeta benefits from an exceptional 7,800 sq ft modern atrium and boasts a variety of restaurants and a coffee shop.

The building also offers a communal roof terrace and a 'ride in' bike ramp down to a secure area boasting 300 bicycle spaces and associated welfare facilities.

The part 4th floor is available and provides 8,990 sq ft of high quality fitted out accommodation.

## THE UNIT INCLUDES:

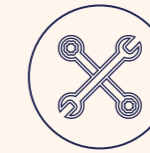
- ✓ 108 x desks
- ✓ 3 x large meeting rooms
- ✓ 1 x conference room
- ✓ Coffee point
- ✓ 8 x person communal work station

FLOOR	SQ.FT	SQM	QUOTING RENT (PER SQFT)
4th	8,990	835.2	£52.50



**SUPERB  
FULLY FITTED  
OFFICE SPACE  
AVAILABLE  
ON FLEXIBLE  
TERMS**

## SPECIFICATION & BUILDING AMENITY



**FULLY**  
fitted out



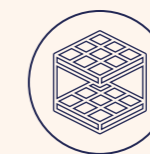
**ELEVEN**  
passenger lifts



**EPC**  
rating C



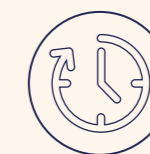
**BREEAM**  
rating very good



**FULLY**  
accessible raised floor



**FOUR PIPE**  
fan coil air conditioning



**24H**  
access and security



**BICYCLE**  
racks

# LOCATION

The Alphabeta Building is located between Shoreditch and the City of London, prominently situated on the northwest side of Finsbury Square.

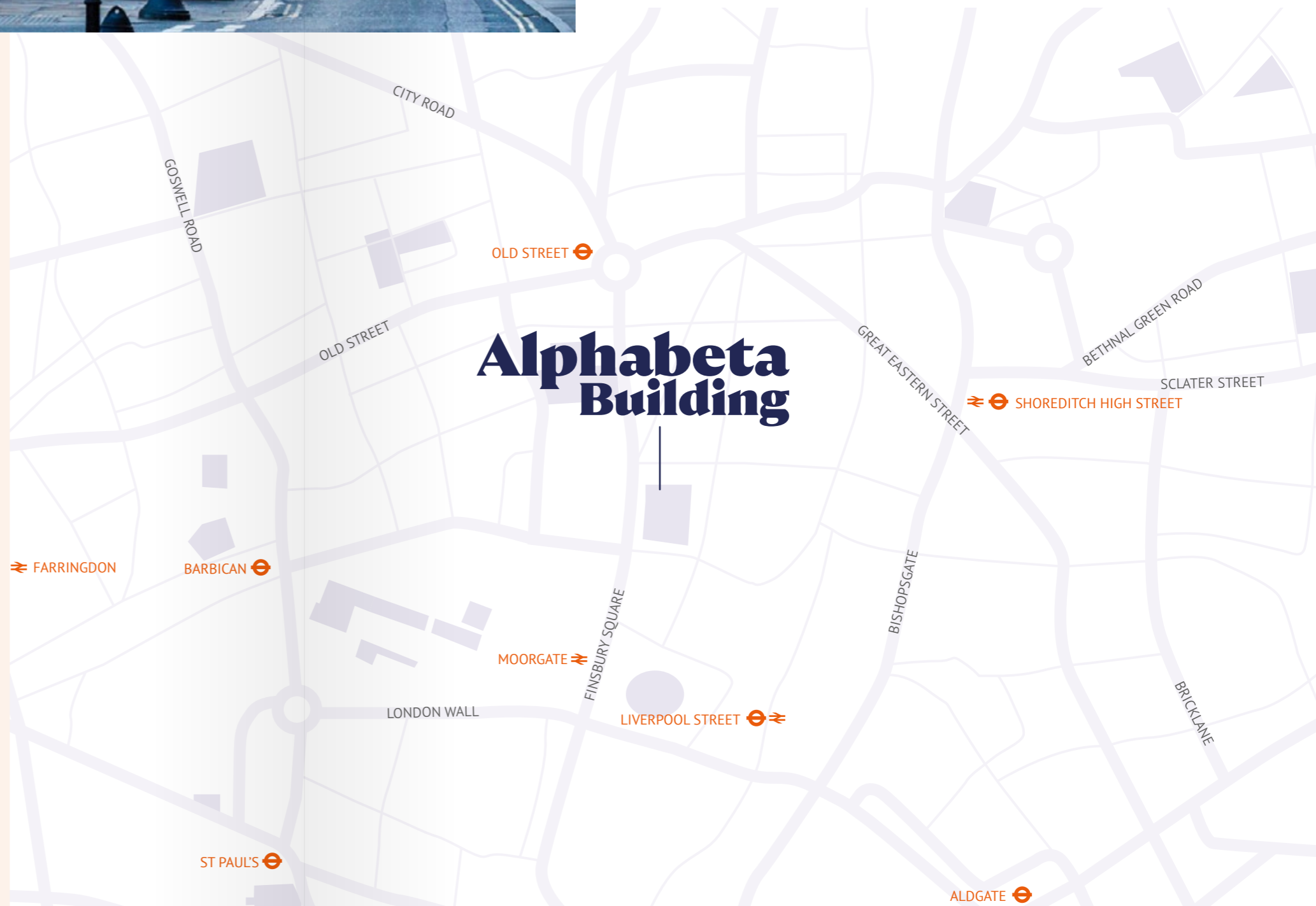
The local area has enviable amenity with excellent restaurants and bars nearby. Shoreditch High Street & Box Park are close by, offering a range of diverse and exciting outlets. The building benefits from excellent transport links with Old Street, Moorgate and Liverpool Street underground and mainline (including the Elizabeth line) stations within less than 10 minutes walk.



“  
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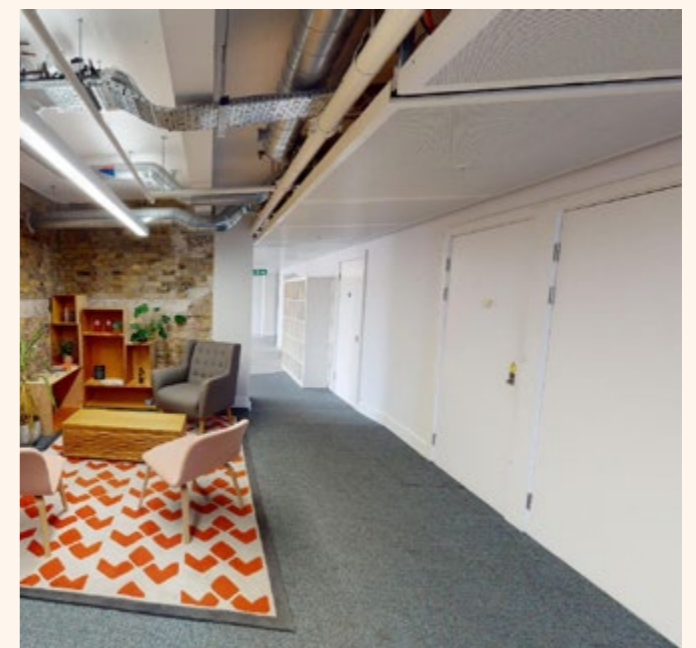
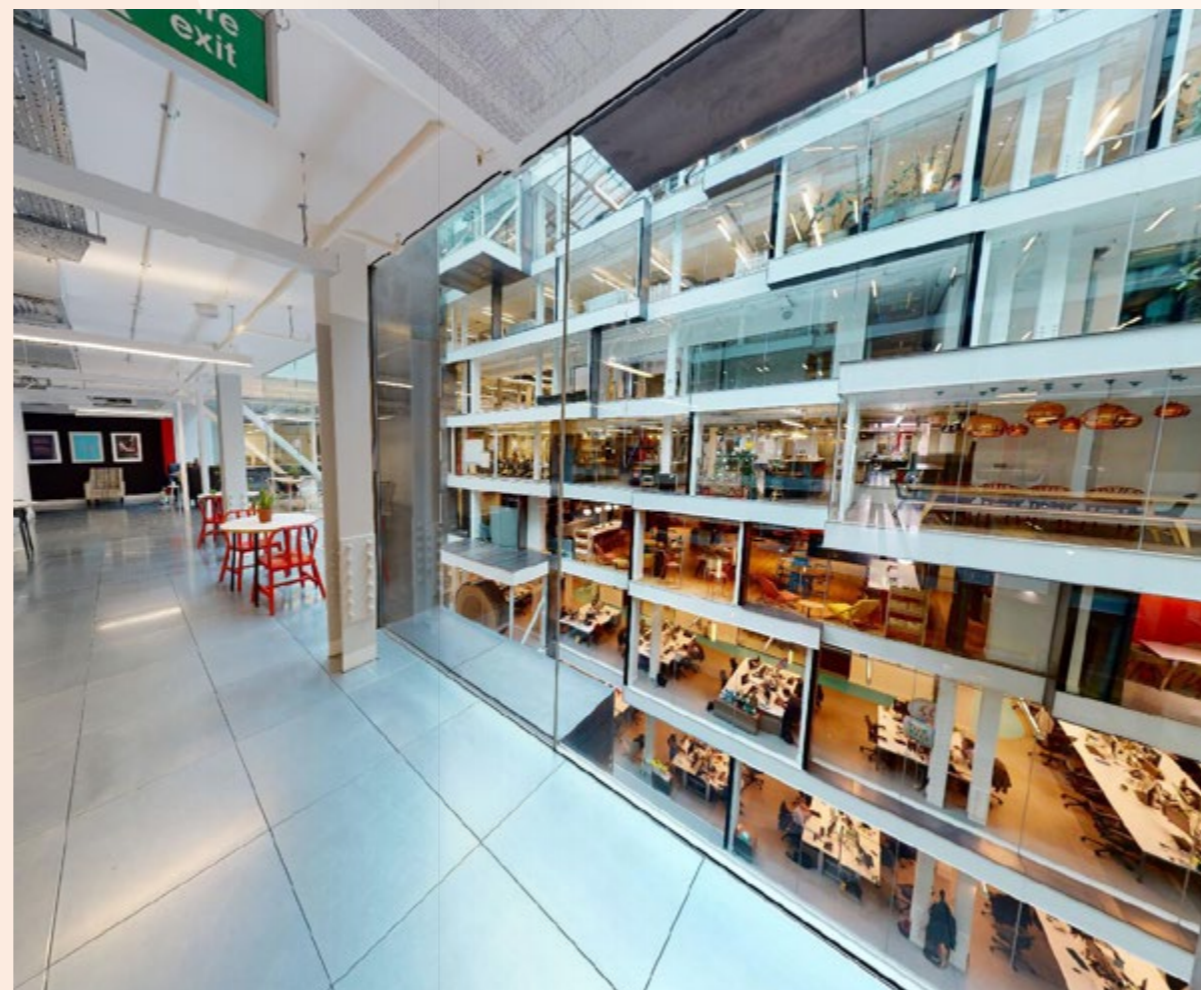
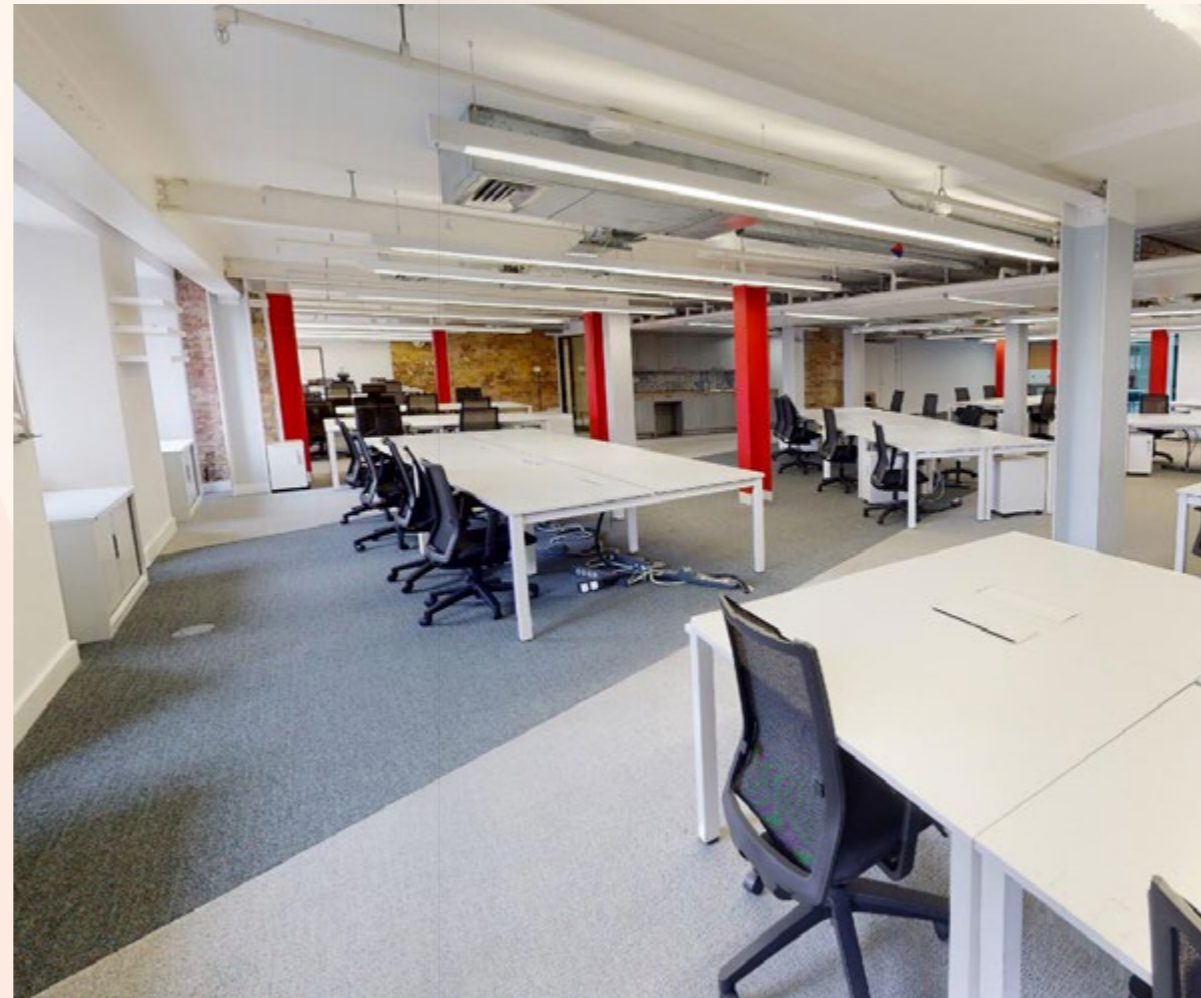
“  
The building benefits from excellent transport links  
”



# ACCOMMODATION

The 4th floor can be taken in its entirety or divided into two units.

FLOOR	SQ.FT	SQM
4th - Part 4th	8,990	835.2



## TERMS

Lease: Available by way of a new sublease for a term until July 2025.

Quoting Rent	£52.50
Rates	£21.00 Per SQ.FT
Service Charge	£11.00 Per SQ.FT

## EPC

Rating: C

### 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*

# CONTACT

Viewings strictly by appointment through Savills or DeVono Cresa.

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