

TO LET

**4,100 SQ FT
(381 SQ M)**

Alphabeta 14-18
Finsbury Square
London EC2A 1AH

lsh.co.uk
020 7198 2000

**Lambert
Smith
Hampton**

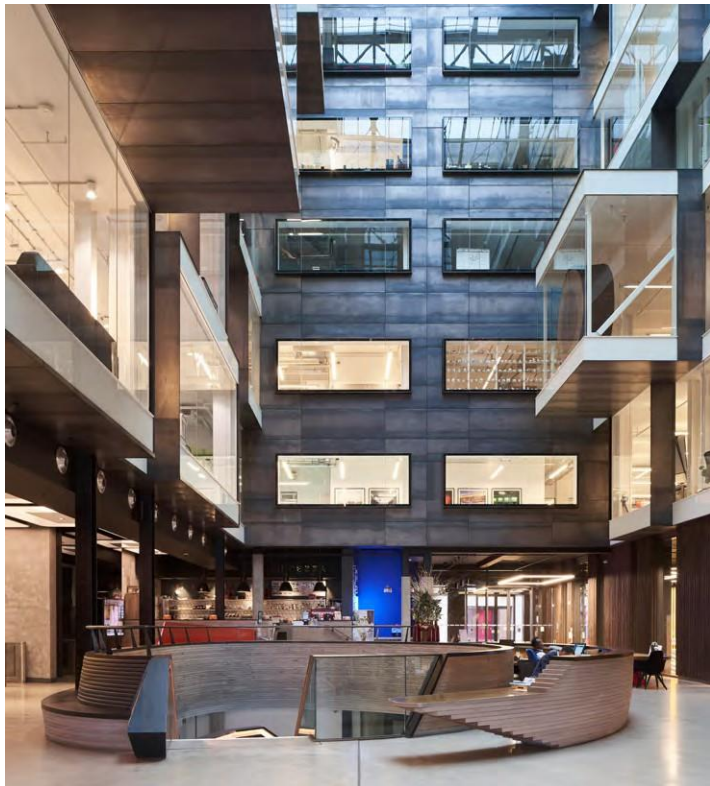


DESCRIPTION

ALPHABETA'S PART 6TH FLOOR COMPRISES 4,100 SQ FT. WHICH CAN BE TAKEN OPEN PLAN OR FITTED AND AVAILABLE BY WAY OF SUBLEASE UNTIL JULY 2028 OUTSIDE THE L&T ACT.



Lambert
Smith
Hampton



Alphabeta boasts spectacular design, with a full-height, central atrium making for a grand dual access entrance.

Offered open plan or fully fitted/furnished including open plan workspaces, desks, meeting rooms, break out areas, kitchens and collaboration areas, finished to a top quality specification. Building BREEM rating of 'Very Good'.



ALPHABETA BUILDING
LONDON EC2A 1AH

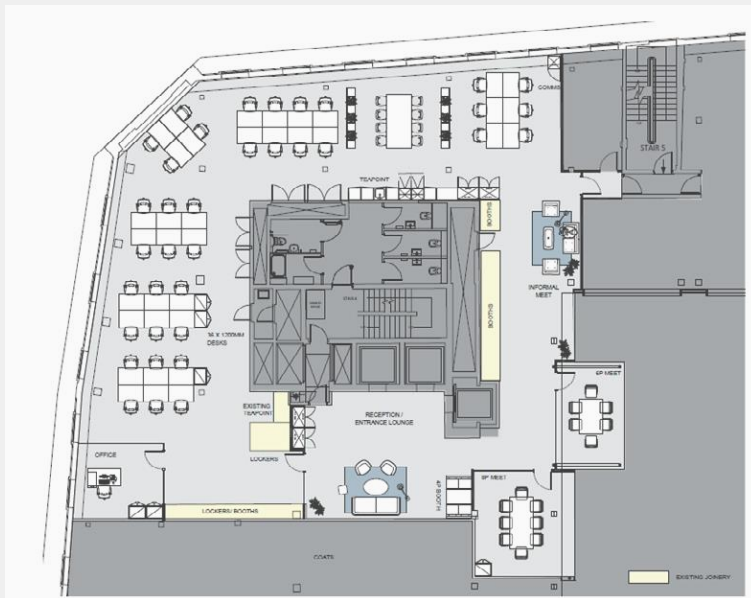
ACCOMMODATION

FLOOR	AVAILABILITY	SQ FT	SQ M
Part 6th	Available	4,100*	381
Total		4,100*	381

*Subject to 3rd Party verification



PART 6TH FLOORPLAN



SPECIFICATION

11 Passenger Lifts

2 Goods Lifts

Co-Working Space available

Air Conditioning

Feature Atrium

24hr Access & Security

Bike Racks & Shower Facilities

Communal Roof Terrace

Squash Court & Yoga Studio

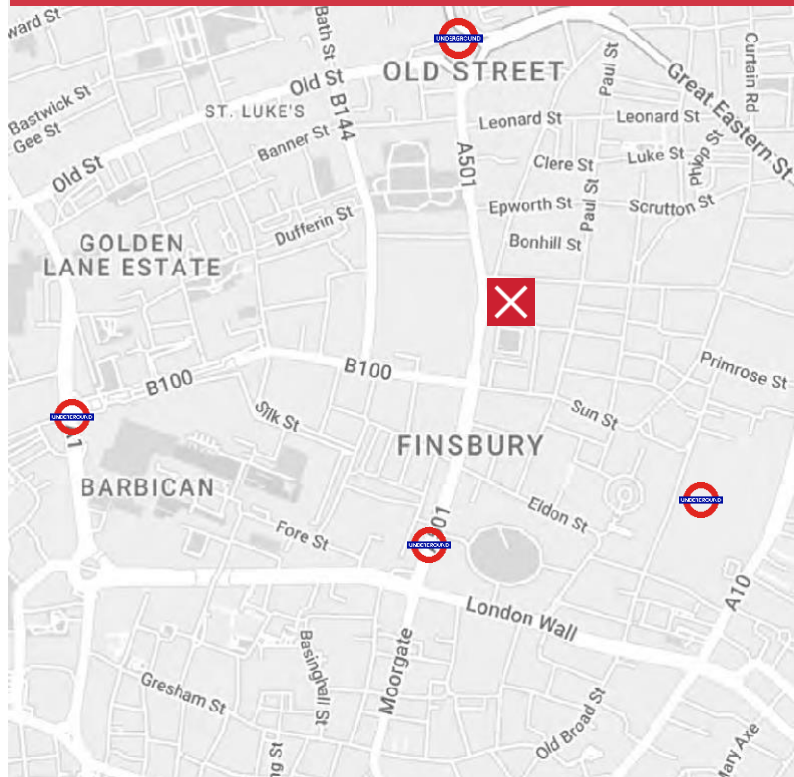
BREEAM Rating 'Very Good'

LOCATION

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

The building itself has a variety of amenities available at ground floor level, in addition to a wealth of local bars, restaurant and shops just a short walk away in both the City and Shoreditch.

Transport connections are first class with Elizabeth Line (Moorgate entrance) and Old Street (northern line) within easy walking distance.



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FURTHER INFORMATION

VIEWINGS

Viewing strictly by prior appointment.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

SERVICE CHARGE

£15.98 per sq ft

BUSINESS RATES

Estimated at £21.00 per sq ft (requires reassessment)

QUOTING RENT

Available as CAT A - £65.00 per sq ft

Available as CAT B, fully fitted - £75 per sq ft

TERM

Sublease until July 2028

CONTACTS

Lizzie Boswell
lboswell@lsh.co.uk
07731048740

SOPHIE MAYTUM
Smaytum@lsh.co.uk
07752 462 410

HARRY GELDER
hgelder@lsh.co.uk
07873 619 947

Lambert
Smith
Hampton

lsh.co.uk

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