



OFFICE TO LET

2 COPTHALL AVENUE

London, EC2R 7DA

FULLY FITTED CAT B FLOORS, WITH FURNITURE

4,341 SQ FT (403.29 SQ M)



**BNP PARIBAS
REAL ESTATE**

www.realestate.bnpparibas.co.uk

2 COPTHALL AVENUE

London, EC2R

TO REQUEST A VIEWING CALL US 0207 338 4000



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DETAILS



DESCRIPTION

2 Copthall Avenue is a prominent corner building, situated close to Angel Court, midway between Bank and Moorgate. The 2nd and 5th floors are predominantly open plan and fitted out to include 3 meeting rooms, kitchen/break out space and comms rooms.

ACCOMMODATION

The accommodation comprises of the following

Floor/Unit	sq ft	sq m	Rent	Rates Payable	Service charge	Availability
5th	3,670	340.95	£62.50 /sq ft	£20.93 /sq ft	£9.03 /sq ft	Let
2nd	4,341	403.29	£65 /sq ft	£20.93 /sq ft	£9.03 /sq ft	Available
Total	8,011	744.24				

KEY FEATURES

- Fully fitted, plug and play
- 3 meeting rooms
- Kitchen/Break out
- Comms room
- Ground floor receptionist
- Two passenger lifts
- VRF air conditioning

OUTGOINGS

- **Rent:** £65.00 per sq ft
- **Rates:** £20.60 per sq ft Estimated
- **Service charge:** £12.56 per sq ft Estimated
- **Estate charge:** n/a
- **EPC:** D

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LOCATION



2 Copthall Avenue is situated in the City core, adjacent to the Blackrock HQ and within close proximity to Bank, Moorgate and Liverpool Street stations.

CONTACT US

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