



The Poppy Building

8 Brewhouse Yard, London, EC1V 4DG

Bright, Refurbished & Fully Fitted Offices in the Heart of Clerkenwell with Large Communal Roof Terrace and Exceptional Natural Light

1,717 to 3,434 sq ft
(159.51 to 319.03 sq m)

- Large communal roof terrace
- DDA Compliant
- Secure cycle storage
- Shower facilities
- Full access raised flooring
- Suspended ceiling
- Air conditioning
- Fully fitted 1st floor

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Summary

| | |
|-----------------------|------------------------------|
| Available Size | 1,717 to 3,434 sq ft |
| Rent | £56.50 - £58.50 per sq ft |
| Rates Payable | £20 per sq ft Estimate |
| Service Charge | £14.88 per sq ft Estimate |
| Estate Charge | £0.72 per sq ft Estimate |
| EPC Rating | Upon enquiry |

Description

Contemporary office building of concrete & glass construction arranged over five levels. The floors have excellent natural light owing to the floor-to-ceiling windows and natural light from 3 elevations. The building also boasts a large communal terrace overlooking the surrounding area.

The 1st floor is fully fitted to an excellent spec with:

- Full access raised floors
- AC
- LED lights
- Kitchen area
- 2x Meeting rooms
- 20 desks
- Private phone booths

Location

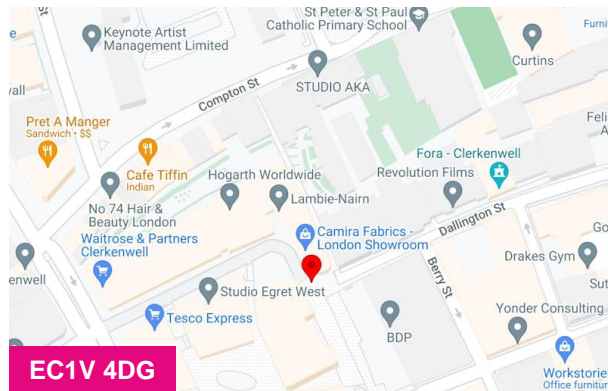
The Poppy Building occupies a virtual island site overlooking Brewhouse Yard, is situated in the City's vibrant Tech Hub.

The building benefits from excellent transport links, being equidistant from Farringdon (Elizabeth Line, Thameslink, Circle, Hammersmith & City and Metropolitan) and Barbican (Circle, Hammersmith & City, and Metropolitan) stations. Old Street Station (Northern Line) is also a short walk away.

Accommodation

The accommodation comprises the following net internal areas:

| Name | Floor/Unit | sq ft | sq m | Rent | Availability |
|--------------|------------|--------------|---------------|---------------|--------------|
| 3rd | 3rd | 1,717 | 159.51 | £58.50 /sq ft | Under Offer |
| 1st | 1st | 1,717 | 159.51 | £56.50 /sq ft | Available |
| Total | | 3,434 | 319.02 | | |



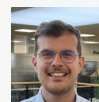
Viewing & Further Information



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