



## 30-31 Furnival Street

London, EC4A 1JQ

**Newly refurbished offices  
next to Chancery Lane -  
perfect for alternative  
occupiers i.e. gyms, yoga,  
medical & training**

**1,466 to 3,201 sq ft**  
(136.20 to 297.38 sq m)

- Newly refurbished LG floor
- New LED lighting and exposed services
- New kitchenette
- Brand new bike racks
- 1 min walk from Chancery Lane Underground station

# 30-31 Furnival Street, London, EC4A 1JQ

## Summary

<b>Available Size</b>	1,466 to 3,201 sq ft
<b>Rent</b>	£32.50 - £56.60 per sq ft
<b>Rates Payable</b>	£16 per sq ft
<b>Service Charge</b>	£10.76 per sq ft
<b>EPC Rating</b>	Upon enquiry

## Description

30-31 Furnival Street is an office property of reinforced concrete construction with brick finishes arranged over seven floors from LG to 5th floor. The property is served by a main entrance and secondary entrance / fire exit. The main reception presents well with glazed double doors and generous waiting area. The property is served by one 8-person passenger lift and adjacent staircase. The available floor is located on the lower ground floor and has been fully refurbished with new exposed services, new carpet and new kitchen area and benefits from natural light to the rear of the floor.

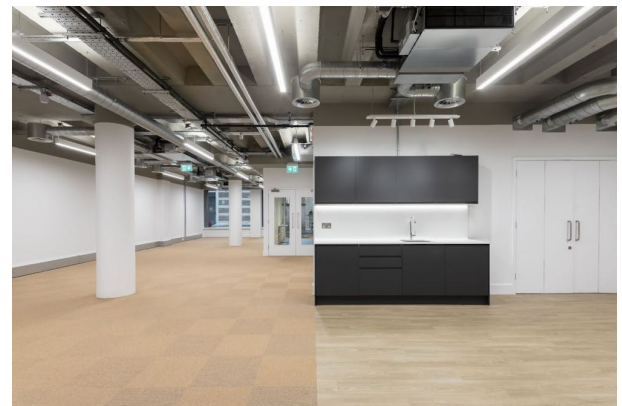
## Location

The property occupies a prominent location on the eastern side of Furnival Street, close to the junction with Norwich Street. Located in the heart of Midtown, the area boasts excellent public transport links. The property is a short walk from Chancery Lane (Central line), Farringdon (Circle, Metropolitan, Hammersmith & City, and Elizabeth lines) and Temple (District and Circle lines) Underground stations

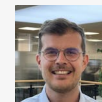
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - Fully Fitted	1,735	161.19	Coming Soon
2nd	1,735	161.19	Let
Ground	1,757	163.23	Let
Lower Ground	1,466	136.20	Available
<b>Total</b>	<b>6,693</b>	<b>621.81</b>	



## Viewing & Further Information



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