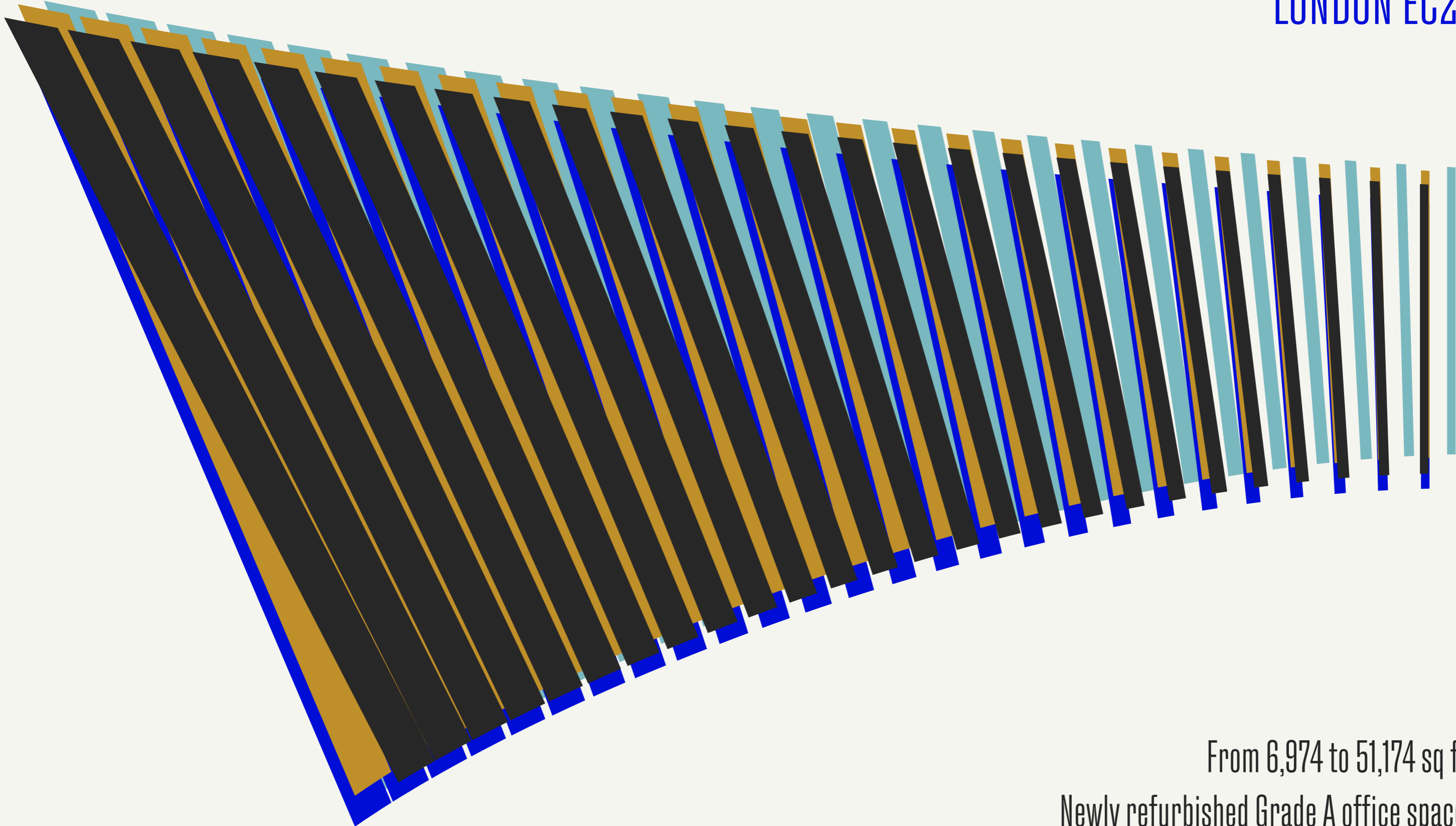


25 COPTHALL AVE

LONDON EC2



From 6,974 to 51,174 sq ft
Newly refurbished Grade A office space

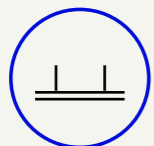


THE BUILDING

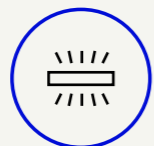
A PROMINENT CORNER BUILDING FRONTING
COPTHALL AVENUE AND LONDON WALL,
JUST ONE MINUTE FROM THE ELIZABETH LINE.



AIR
CONDITIONING



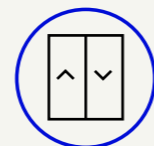
RAFT & SUSPENDED
CEILINGS



LED LIGHTING



RAISED FLOORS



4 GLAZED WALL
CLIMBING LIFTS



CHANGING FACILITIES
& DRYING ROOM



13 SHOWERS



114 BICYCLE
SPACES



GROUND
FLOOR CAFE



GROUND FLOOR
BUSINESS LOUNGE

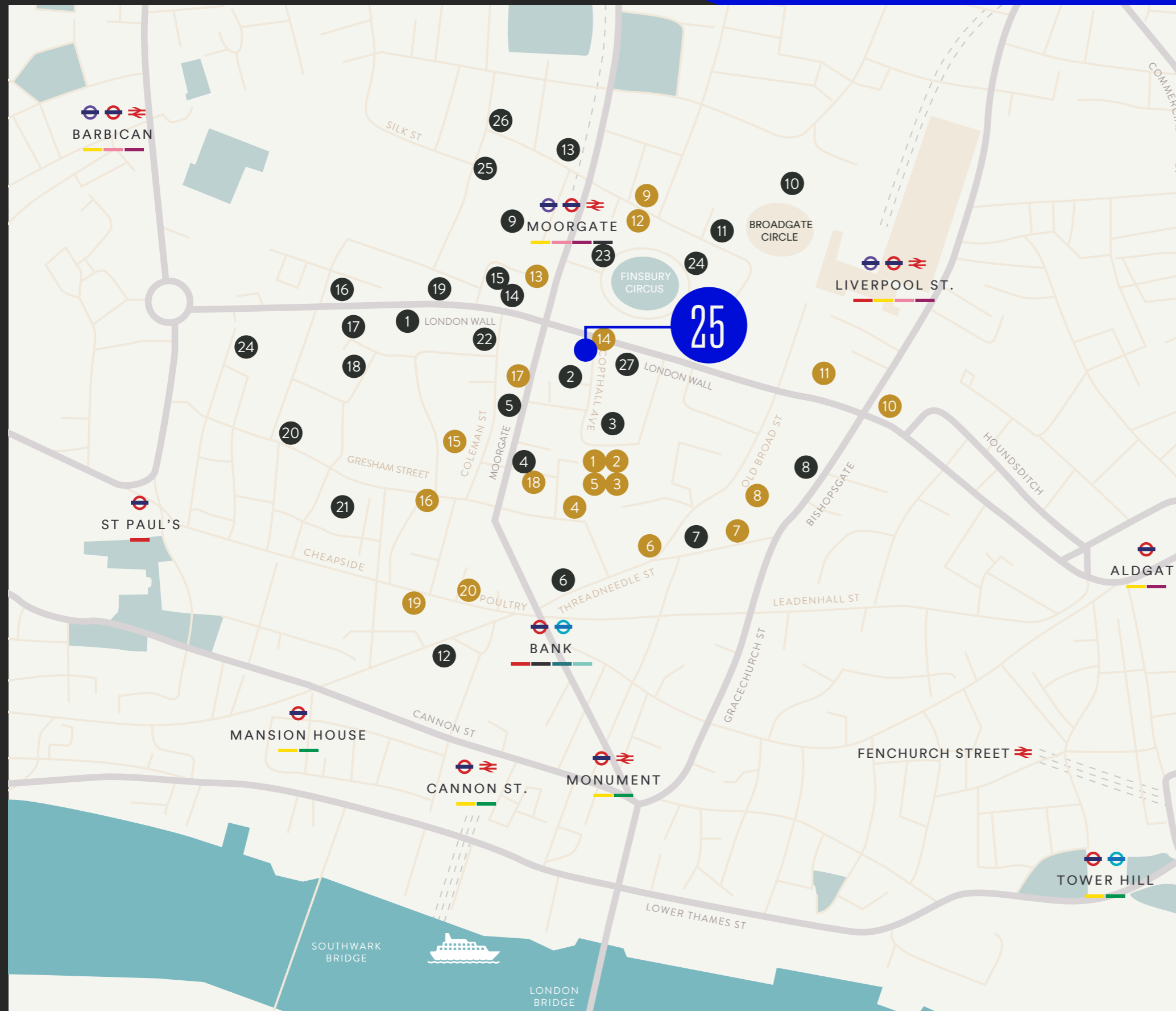
AVAILABILITY

51,174 SQ FT OF FULLY REFURBISHED GRADE A OFFICE
SPREAD OVER THREE FLOORS WITH BASEMENT STORAGE
AND SECURE CAR PARKING AVAILABLE.

FLOOR	SQ FT*	SQ M*	AVAILABLE
4	21,986	2,043	Jan 24
3 (PART)	6,974	648	Nov 23
2	22,214	2,064	Nov 23

* Floor areas are subject to re-measurement
post completion of the refurbishment works

CENTRAL LOCATION



● BARS & RESTAURANTS

- 1 The Natural Kitchen
- 2 Notes
- 3 Temper
- 4 Coya
- 5 Mint Leaf Lounge
- 6 Brasserie Blanc
- 7 Burger and Lobster
- 8 City Social
- 9 South Place Hotel
- 10 Duck and Waffle / Sushi Samba
- 11 Ivy City Garden
- 12 Bread Street Kitchen
- 13 Fox Fine Wine
- 14 Ole & Steen
- 15 Hawksmoor
- 16 The Anthologist
- 17 Clays
- 18 The Telegraph
- 19 Coq D'Argent
- 20 The Ned

● LOCAL OCCUPIERS

- 1 Clifford Chance
- 2 Chartered Accountants Hall
- 3 BlackRock
- 4 ING Bank
- 5 Amundi Asset Management
- 6 Bank of England
- 7 White & Case
- 8 Charles Stanley Pan Asset
- 9 Deutsche Bank
- 10 UBS
- 11 Allen & Overy
- 12 Bloomberg
- 13 Linklaters
- 14 Unicredit / CLSA
- 15 Amazon
- 16 Cleary Gottlieb Steen & Hamilton
- 17 BNP Paribas
- 18 Hewlett Packard Enterprise
- 19 Schroders
- 20 Ninety One
- 21 Commerzbank
- 22 Legal & General
- 23 Stephenson Harwood
- 24 Cisco Systems / Alvarez & Marsal
- 25 Simmons & Simmons
- 26 Macquarie Group
- 27 Alliance Bernstein / Rabobank International /
Mondrian Investment Partners / Squire Patton Boggs

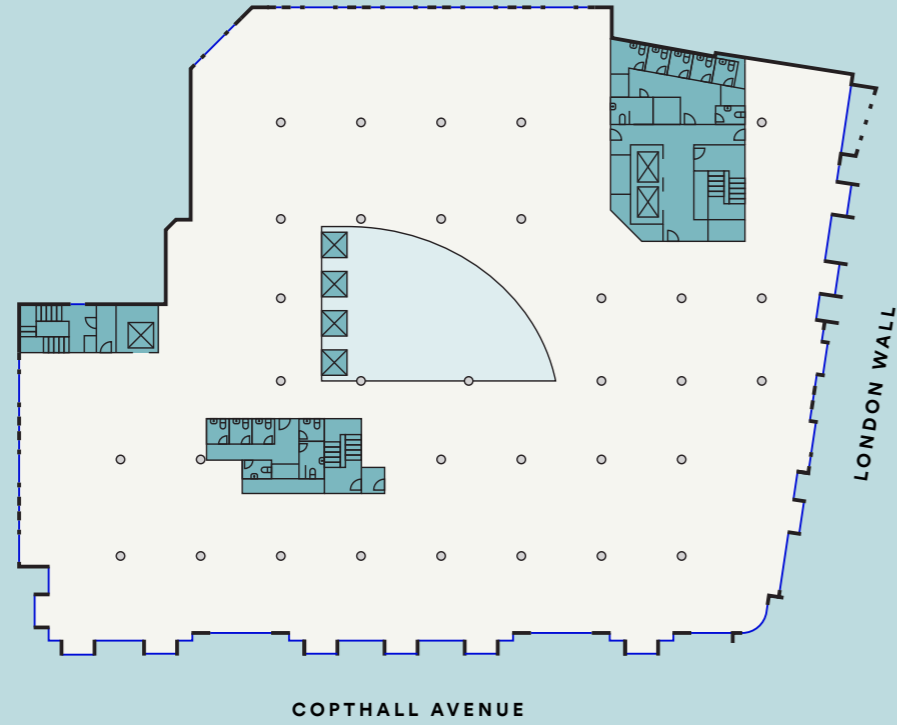


STUNNING INTERIORS

THE BUILDING IS CHARACTERISED BY
IT'S DRAMATIC LINES AND CURVES.

4

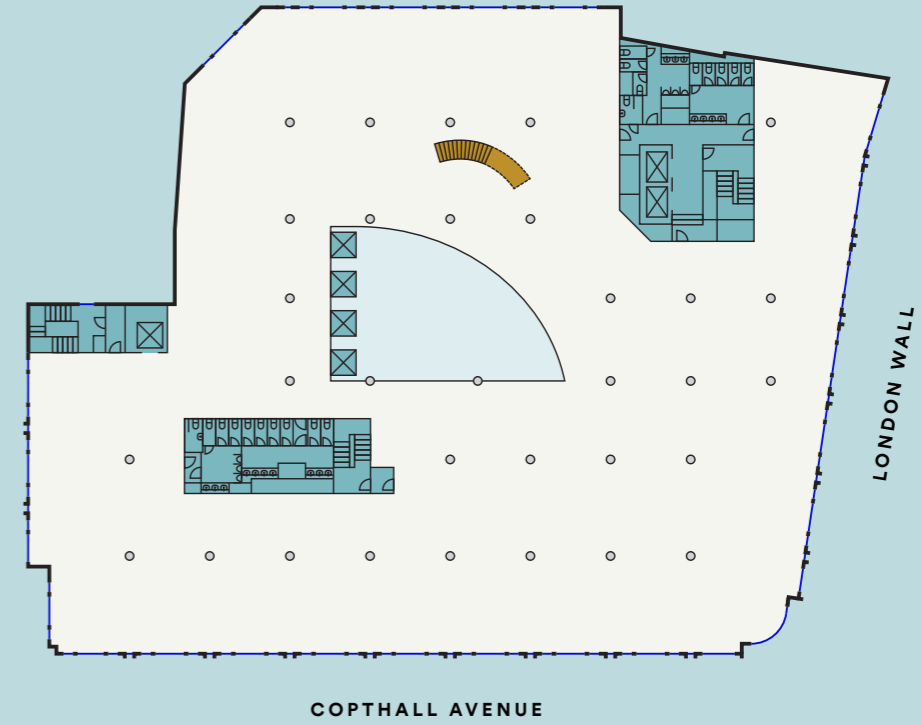
21,986 SQ FT
2,043 SQ M



● OFFICE
 ● CORE
 ● ATRIUM
 ● INTERCONNECTING STAIRCASE

2

22,214 SQ FT
2,064 SQ M

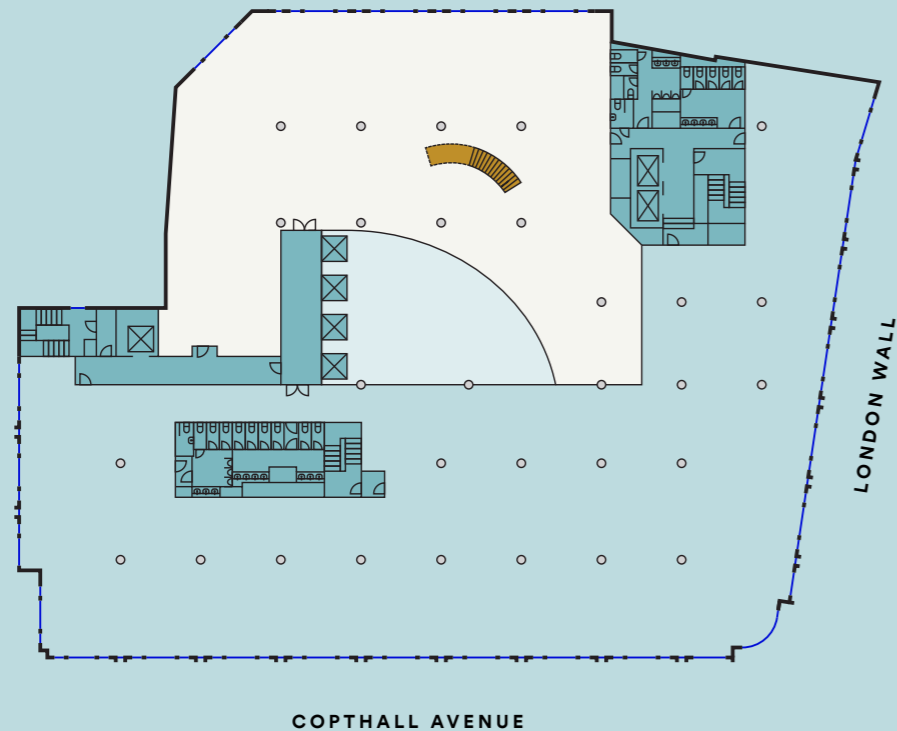


CPTHALL AVENUE

LONDON WALL

3 (PART)

6,974 SQ FT
648 SQ M



CPTHALL AVENUE

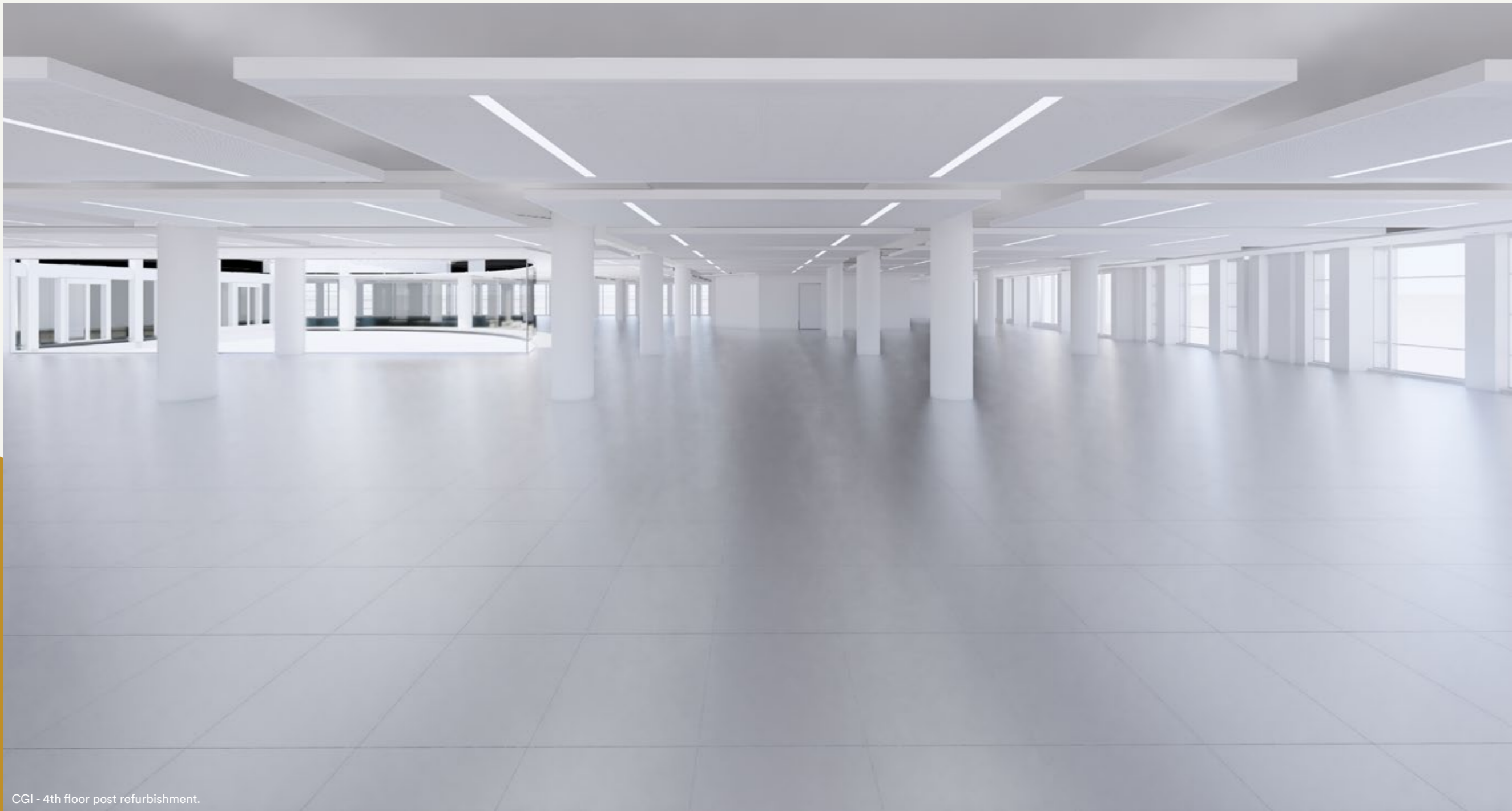
LONDON WALL



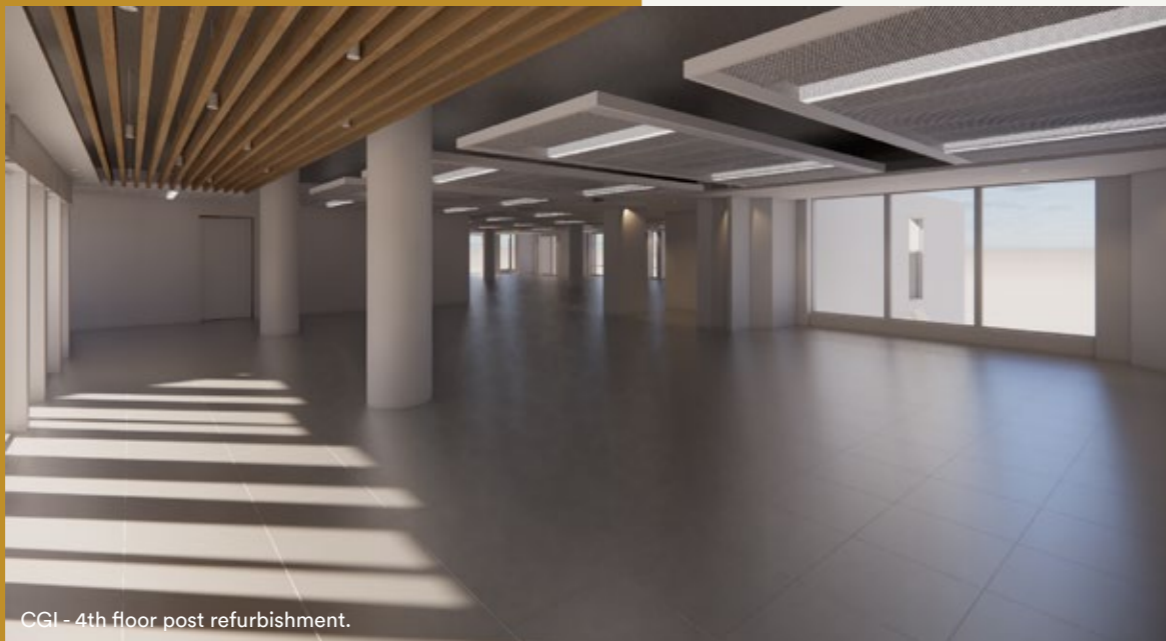
CGI - 4th floor post refurbishment.

Floor plans not to scale. Indicative only.

4



CGI - 4th floor post refurbishment.



CGI - 4th floor post refurbishment.

**COMPREHENSIVELY
REFURBISHED OFFICES**

25 COPTHALL AVE
LONDON EC2

Terms upon application



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