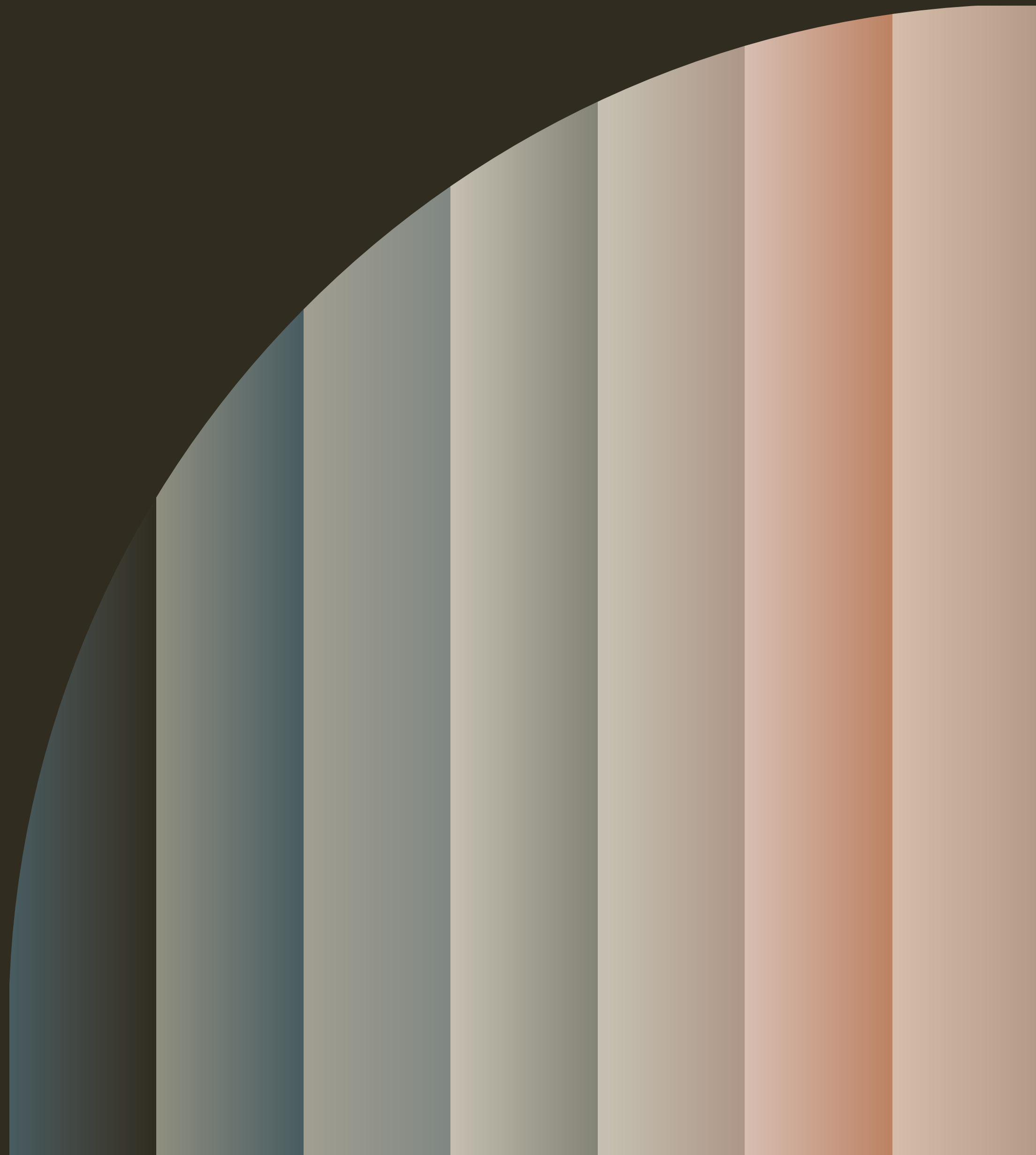


25 COPTHALL AVE

LONDON EC2



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

MORE THAN MEETS THE EYE



Positioned in the bustling heart of the city, 25 Copthall's traditional entrance belies the impressive interiors within.

CENTRAL ATRIUM



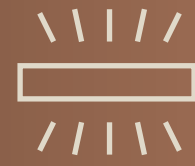
The newly refurbished reception leads through to a remarkable Central atrium.



AIR
CONDITIONING



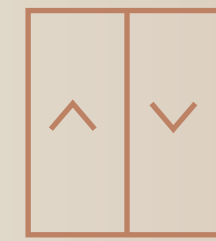
RAFT &
SUSPENDED
CEILINGS



LED
LIGHTING



RAISED
FLOORS



4 GLAZED WALL
CLIMBING LIFTS



CHANGING
FACILITIES
& DRYING ROOM



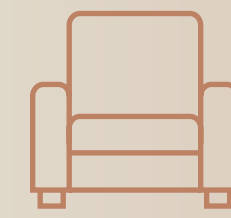
13
SHOWERS



114 BICYCLE
SPACES



GROUND
FLOOR CAFE



GROUND FLOOR
BUSINESS
LOUNGE

BUILDING FEATURES

The building features an
impressive array of features.

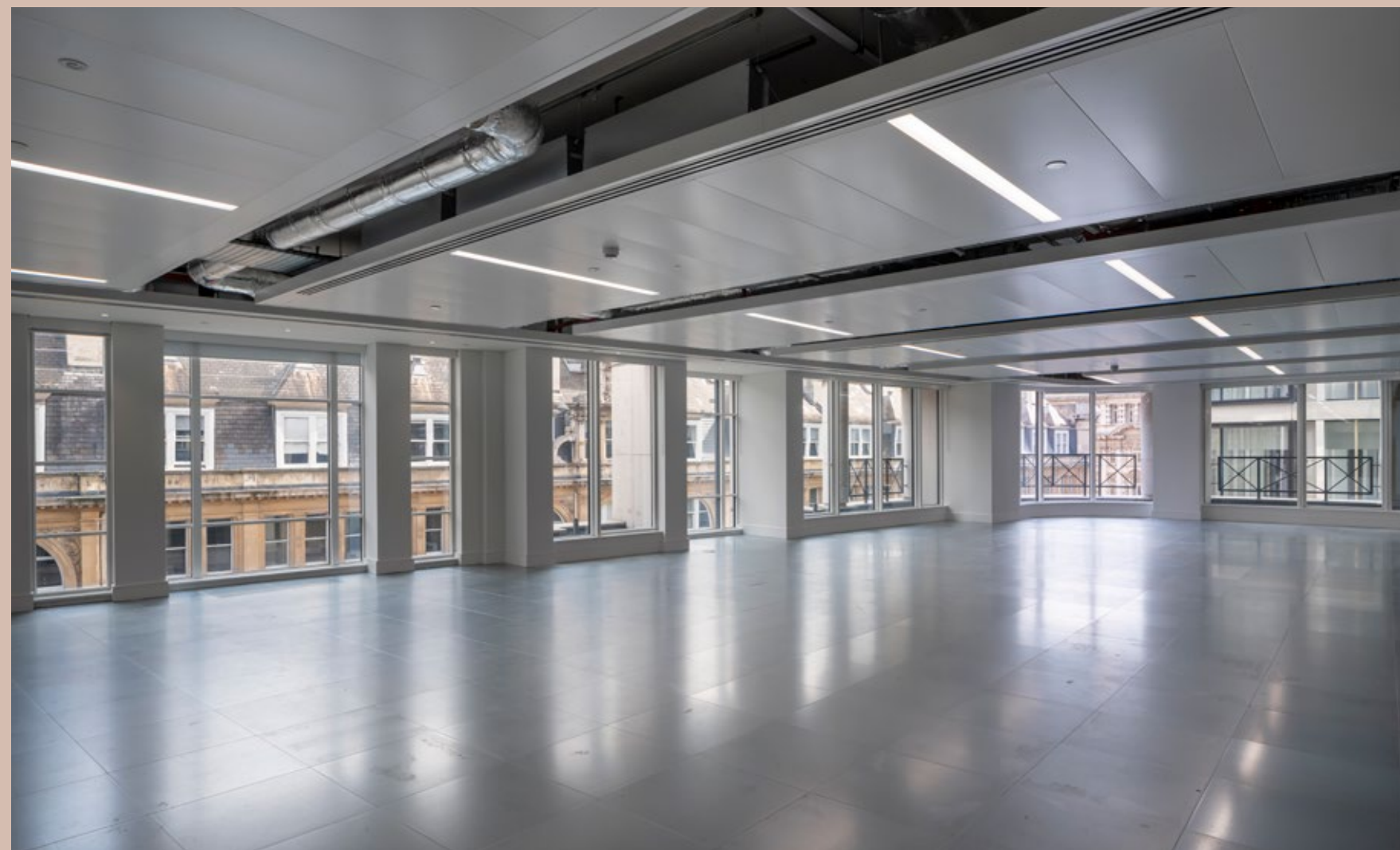


CONTEMPORARY SPACE

All available floors have been refurbished to a high standard.

AVAILABILITY

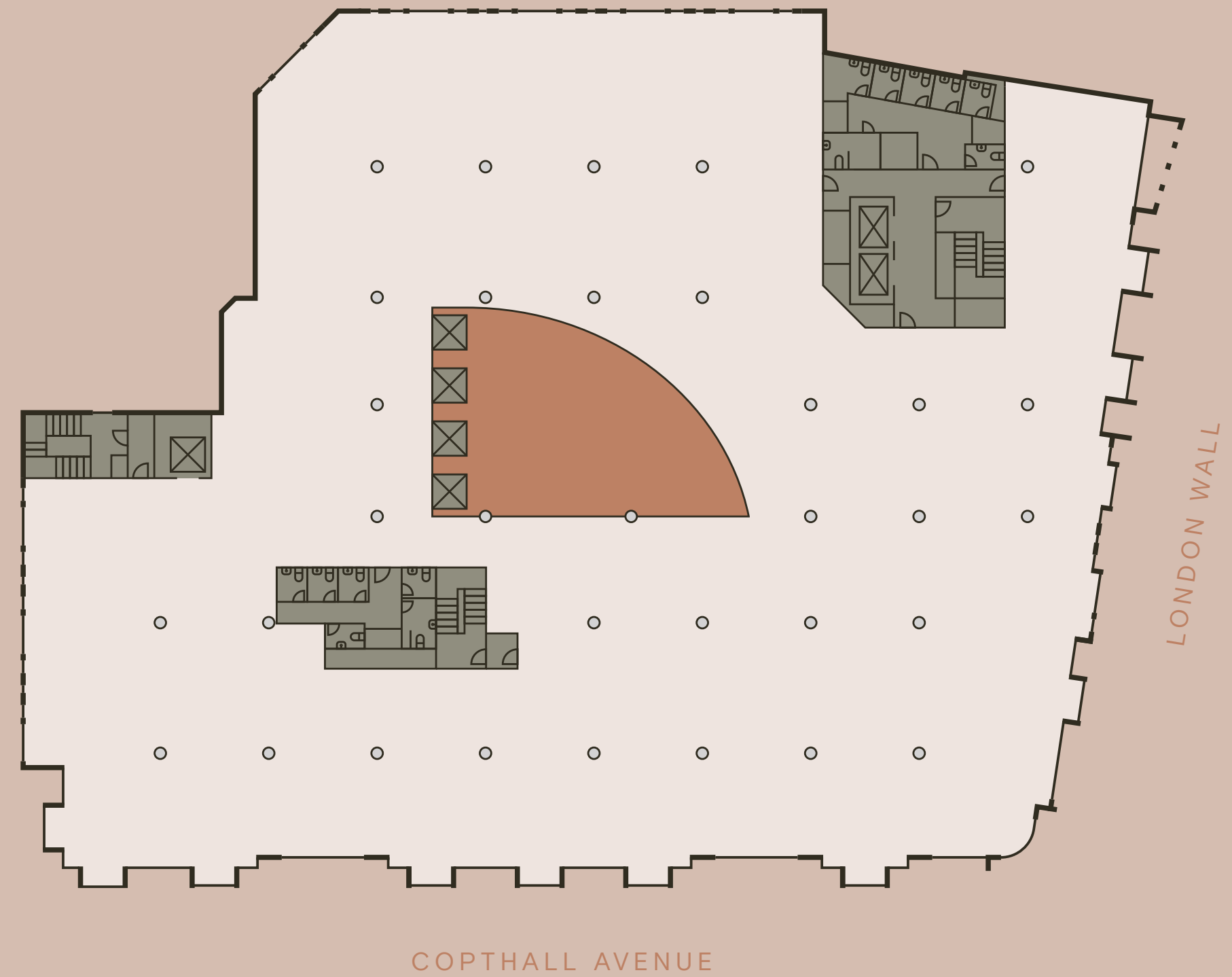
FLOOR	SQ FT	STATUS
6	5,160	Under Offer
4	21,986	Under Offer
3 (PART)	6,974	Available
2	22,214	Available



*Plans not to scale. Indicative only.

04

25 COPTHALL AVE
LONDON EC2

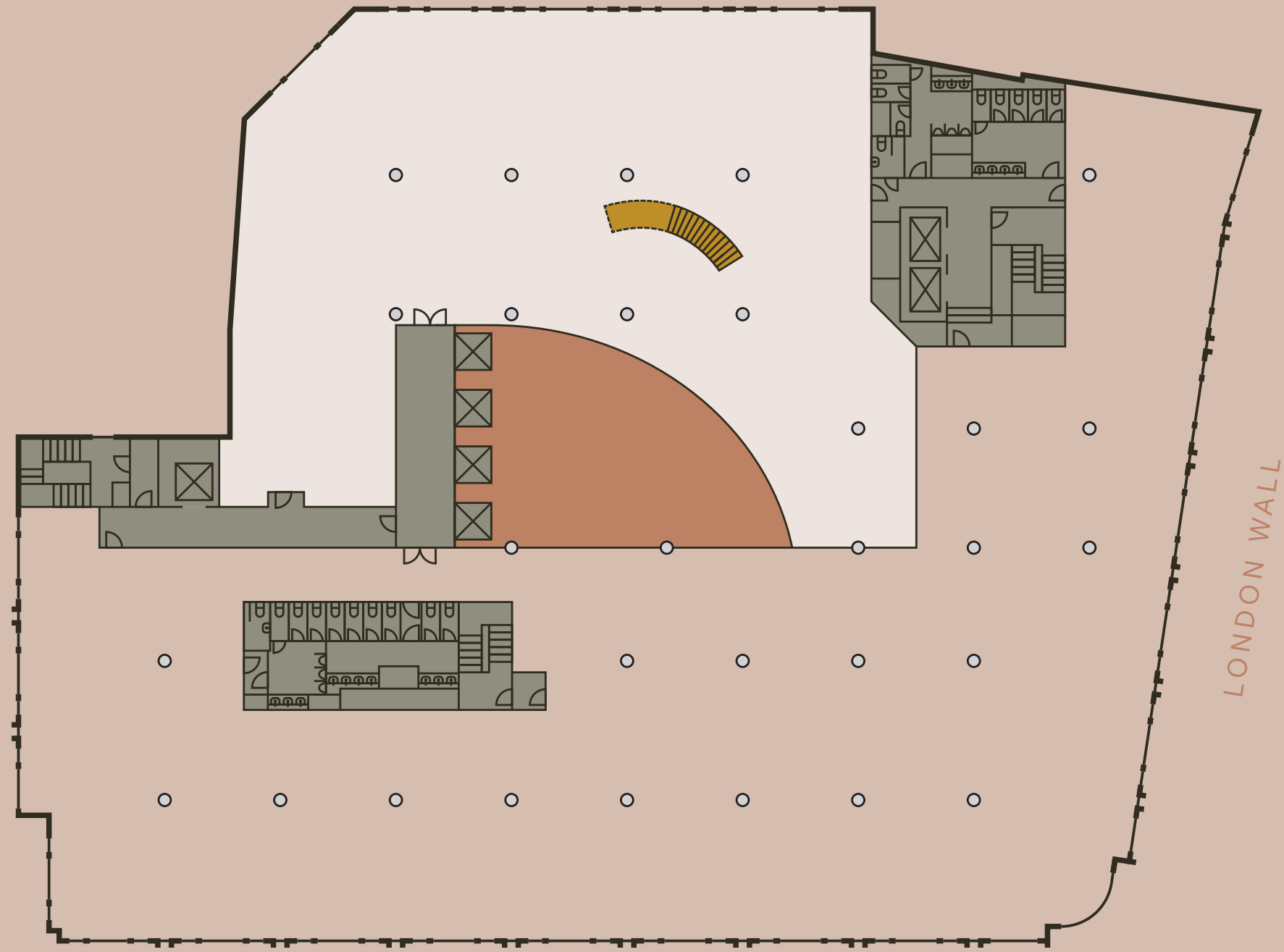


21,986 SQ FT
2,043 SQ M

- OFFICE
- CORE
- ATRIUM

03

PART



COPTHALL AVENUE

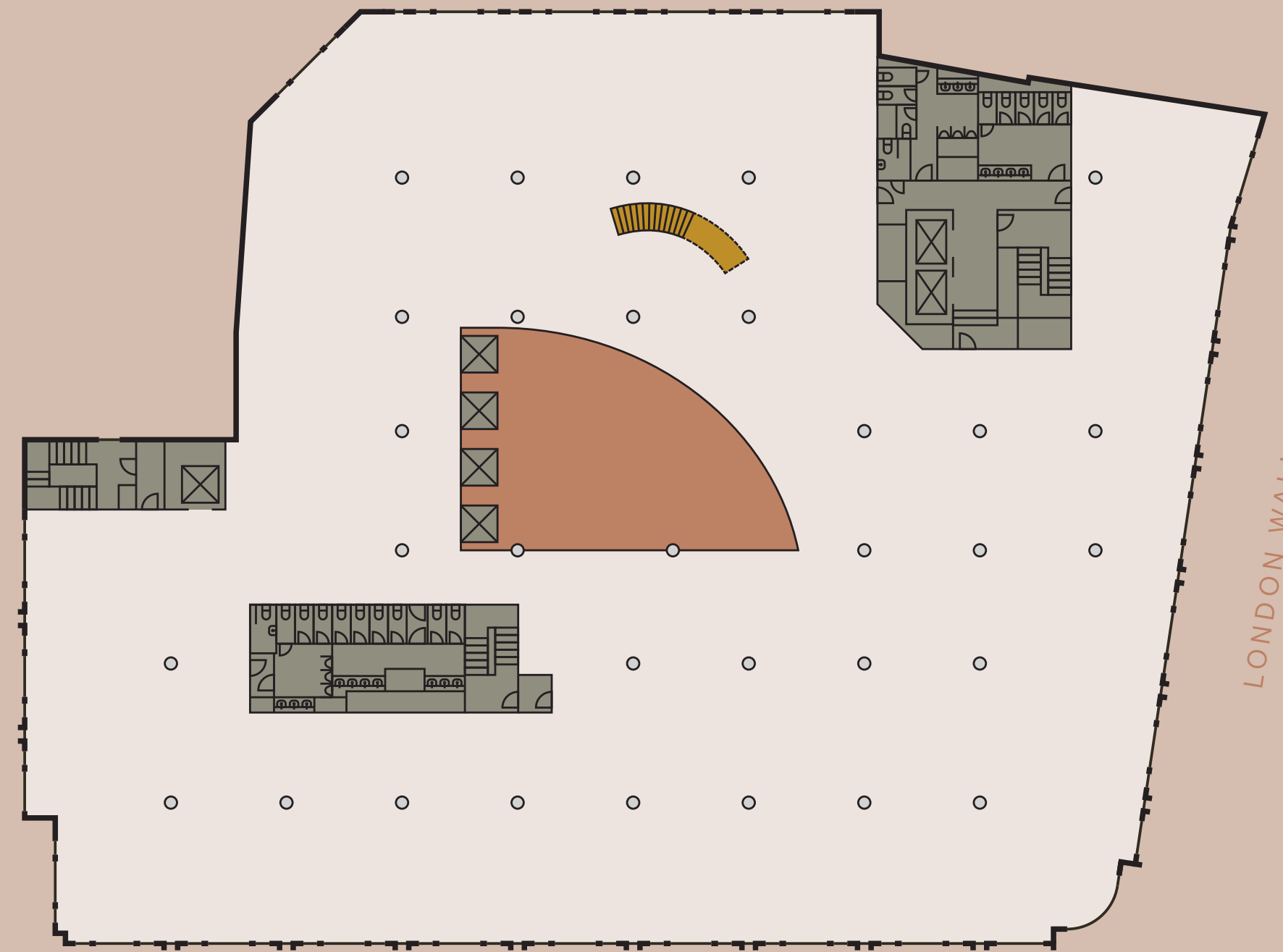
LONDON WALL

22,214 SQ FT
2,064 SQ M

*Plans not to scale. Indicative only.

02

25 COPTHALL AVE
LONDON EC2



COPTHALL AVENUE

LONDON WALL

6,974 SQ FT
648 SQ M

- OFFICE
- CORE
- ATRIUM
- INTERCONNECTING STAIRCASE

04

BRIGHT, OPEN FLOORS

The fourth floor offers
22,000 sq ft of light,
modern workspace.



03



An interconnecting staircase joins the third and second floors.

02



All available floors are accessed by the impressive glass atrium.



END OF JOURNEY

End of journey facilities include cycle spaces, showers, lockers and drying room.



CENTRAL LOCATION

LOCAL OCCUPIERS

- 1 Habib Bank AG Zurich
- 2 Chartered Accountants Hall
- 3 BlackRock
- 4 ING Bank
- 5 Baker Botts
- 6 Bank of England
- 7 White & Case
- 8 Charles Stanley Pan Asset
- 9 Deutsche Bank
- 10 UBS
- 11 CAP
- 12 Bloomberg LP
- 13 Fox Williams
- 14 Unicredit
- 15 CLSA (UK)
- 16 Cleary Gottlieb Steen & Hamilton
- 17 BNP Paribas
- 18 Hewlett Packard Enterprise
- 19 City of London Corporation
- 20 Investec Wealth & Investment
- 21 Commerzbank
- 22 Debevoise & Plimpton
- 23 Milbank
- 24 DLA Piper UK LLP

BARS & RESTAURANTS

- 1 Off the Wall at The Ape Hotel
- 2 The Natural Kitchen
- 3 Notes
- 4 Temper
- 5 Coya
- 6 Mint Leaf Lounge
- 7 Brasserie Blanc
- 8 Burger and Lobster
- 9 City Social
- 10 Balls Brothers
- 11 Duck and Waffle
- 12 Ivy City Garden
- 13 Kitty Hawk
- 14 Fox Fine Wine
- 15 Davy's at Woodgate
- 16 Hawksmoor
- 17 The Anthologist
- 18 Harry's Bar
- 19 Jackson and Rye
- 20 Coq D'Argent
- 21 The Ned

MOORGATE

LIVERPOOL
STREET

BANK

FENCHURCH
STREET

HEATHROW
AIRPORT



02

MINS



06

MINS



05

MINS



12

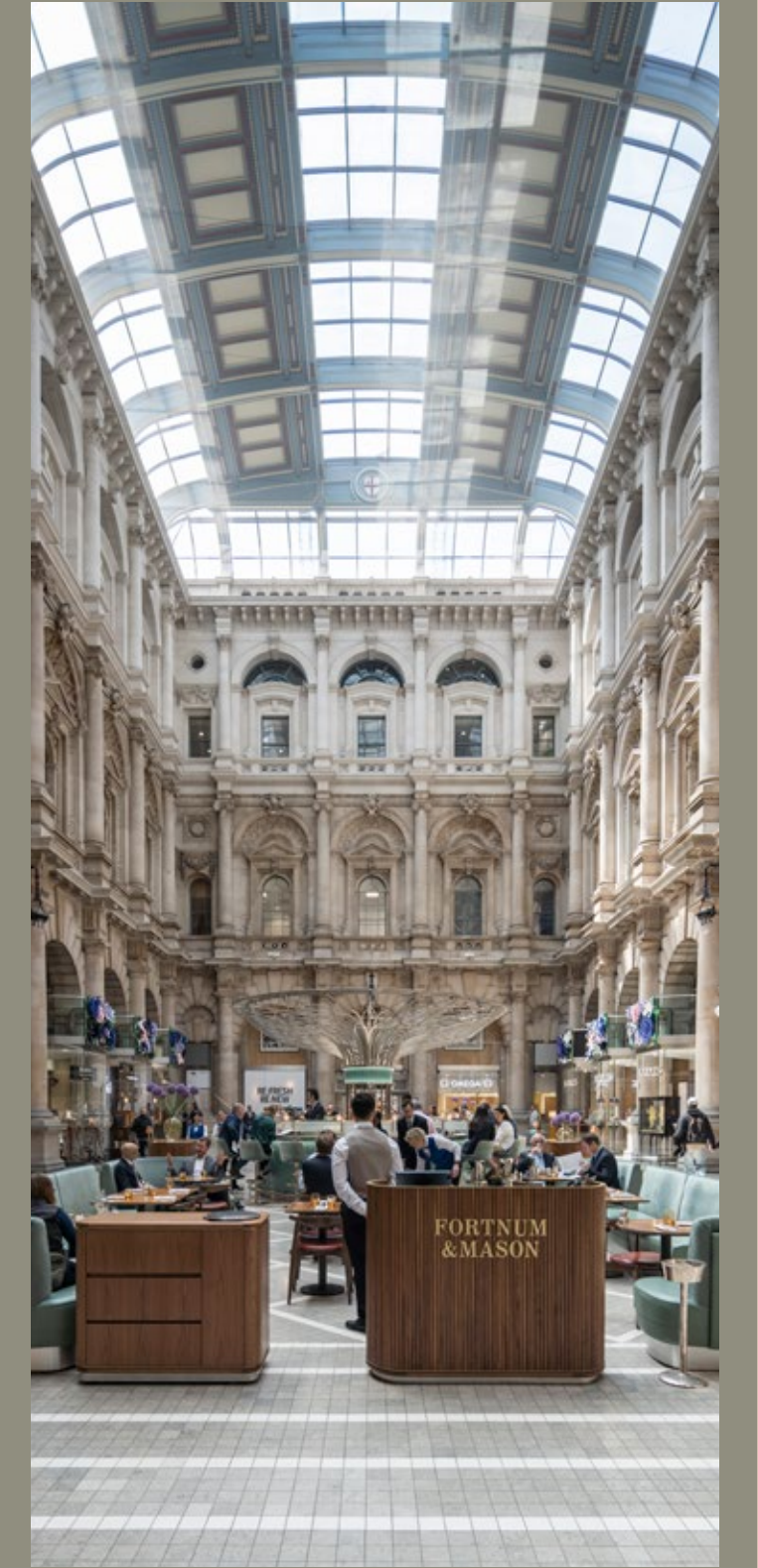
MINS

41

MINS

WELL
CONNECTED

25 Copthall Avenue is just two minutes walk from the Elizabeth Line and has great connections across London and beyond.



LOCAL AREA



Situated in the heart of the City, 25 Cophall Avenue is surrounded by great bars and restaurants.

CONTACT



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3. Regulations etc: any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. Vat: the vat position relating to the property may change without notice. May 2024

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