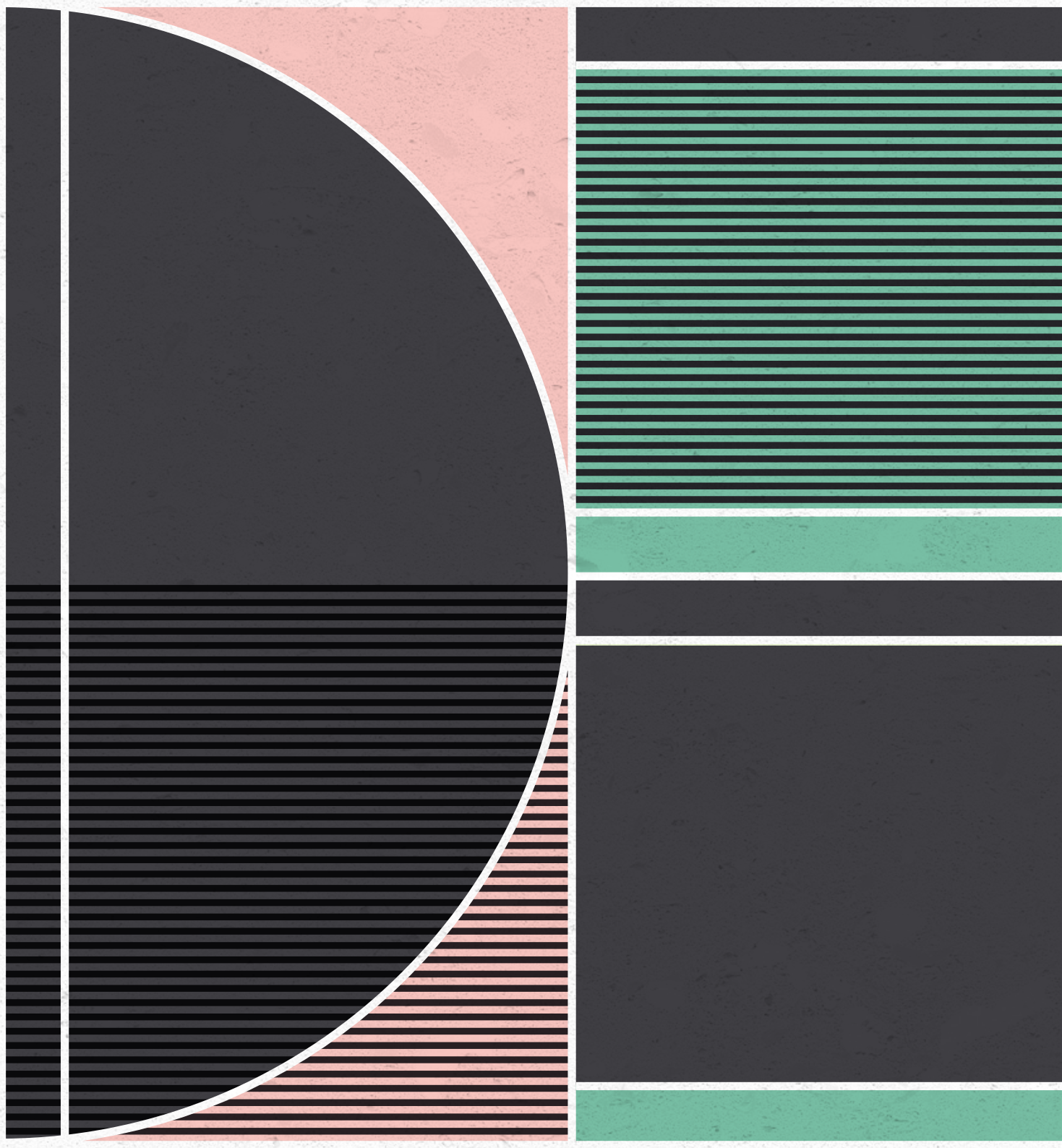


NO. 4 COPTHALL AVENUE

LONDON EC2

2,150 SQ FT (200 SQ M)

NEWLY REFURBISHED
PLUG & PLAY OFFICE SPACE



NO. 4 COPTHALL AVENUE

LONDON EC2

2,150 SQ FT OF
PLUG & PLAY SPACE
IN AN UNRIVALLED
LOCATION



HIGH QUALITY
AND WELL
DESIGNED
FIT-OUT



NO. 4 COPTHALL AVENUE

LONDON EC2

**THIRD FLOOR
READY FOR
OCCUPATION**



**FULLY FITTED
WITH ALL
FURNITURE
INCLUDED**

FINISHED TO A GRADE A PLUG & PLAY SPECIFICATION



CONTEMPORARY STYLE
WITH AN OUTSTANDING
ATTENTION TO DETAIL



OFFICE

- 24 desks at 1400 x 800
- 1 x 12 person client facing meeting room
- 1 x 6 person client facing internal meeting room
- 1 x 8 person internal meeting room
- Lined planters ready for tenant installation



KITCHENETTE

- Wood vinyl flooring
- Spacious breakout area
- Banquet seating for 6-8 people
- 6 person high bench seating
- Modern tea point units with wooden shelving
- Power included for a hot tap
- Integrated fridge / freezer and dishwasher



MEETING ROOMS

- Modern crittal effect glazing
- Power and data included for TVs
- High quality furniture
- Power integrated into furniture
- Brand new furniture in situ

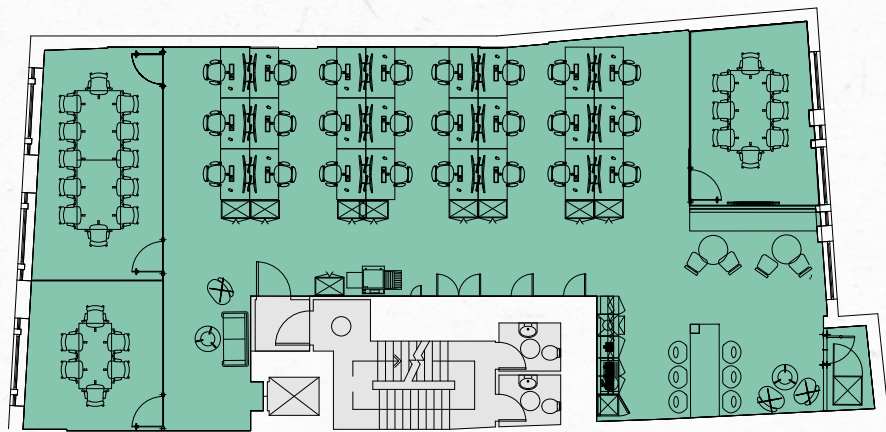


POWER

- Comms rack included
- Fully cabled plug and play space

3RD FLOOR SPACE PLAN

2,150 SQ FT (200 SQ M)



Workstation	24
12 person meeting room	1
8 person meeting room	1
6 person meeting room	1
Breakout area	1
Kitchenette	1

Occupancy total 24

Plan not to scale, for indicative purposes only.



OPEN PLAN
WORKSPACE
WITH MEETING
ROOMS AND
KITCHENETTE



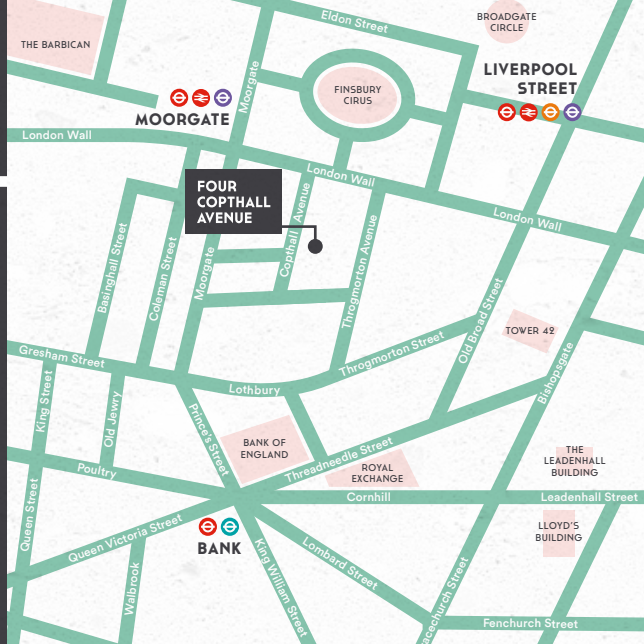
FOUR COPTHALL AVENUE

SUPERBLY LOCATED FOR AMENITIES & TRANSPORT


4 Copthall Avenue has a vast array of amenities on it's doorstep. Whether you want to eat, drink, exercise or grab a coffee its all nearby.



COFFEE & WORLD-
CLASS FOOD, ON
YOUR DOORSTEP



CONNECTIVITY

MOORGATE		3 min walk
BANK		4 min walk
LIVERPOOL STREET		6 min walk



LONDON EC2



VIEWINGS

Strictly through joint letting agents.

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TERMS

Upon application.

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