

80 COLEMAN STREET





OVERVIEW

80 Coleman Street is fine example of a refurbished Edwardian property which has retained its period features.

The offices range in size and are available on flexible terms allowing tenants to expand at will.

There is a staffed reception which offers a concierge style service as well as an on-site management team who run the operational side of the building.

Meeting rooms with full video conferencing facilities are available to hire on an ad hoc basis.

AMENITIES

Meeting Rooms

Showers

Breakout Space

Fully Furnished Offices

Staffed Reception

Barista Coffee

24 Hour Access

High Speed Broadband

TERMS

Flexible by arrangement

SUMMARY

Available Size	50 sq ft to 11,000 sq ft
Price	£500 per desk per month
Business Rates	Included in desk rate
VAT	Elected

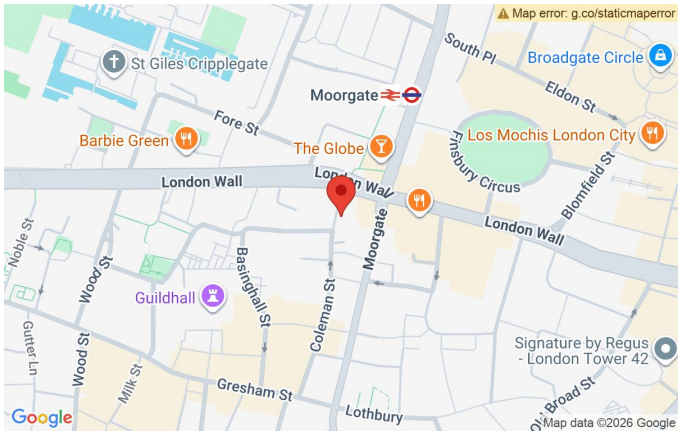
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk

+44 (0)7811 111600



LOCATION

80 Coleman Street is situated in the very heart of the City of London. The building is located on Basinghall Street, a short walk North of the Bank of England. The property benefits from enviable transport connections being located within a short stroll of Liverpool Street (six minutes), Bank (five minutes) and across the road from Moorgate station.

The local area boasts an array of amenities within a short distance of Coleman Street including The Royal Exchange, One New Change and Broadgate Circle.

Misrepresentation Act: Bureau Office Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or a contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of fact but satisfy themselves by inspection or otherwise as to the correctness, (iii) no person in the employment of Bureau Office Limited has the authority to make or give any representation or warranty whatsoever in relation to this property, (iv) all rents and prices are quoted exclusive of VAT.