



77 COLEMAN STREET

OVERVIEW

Located just a stone's throw away from Moorgate and Liverpool Street stations, 77 Coleman Street offers a deluxe working experience with 21,000 sqft of contemporary offices.

Inside 77 Coleman, occupiers will benefit from two floors of office and breakout space, both fitted-out with premium furnishings and elevated design.

Designed by Buckley Gray, the building has the very latest specifications, holding WiredScore "Platinum" and BREEAM "Excellent" certifications.

AMENITIES

Meeting Rooms

High-speed Broadband

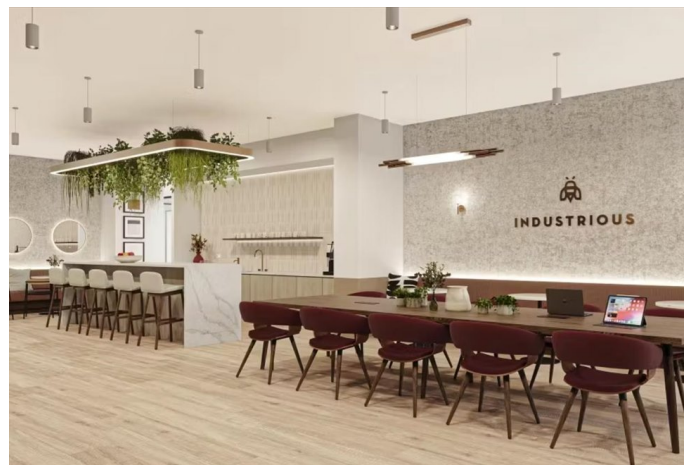
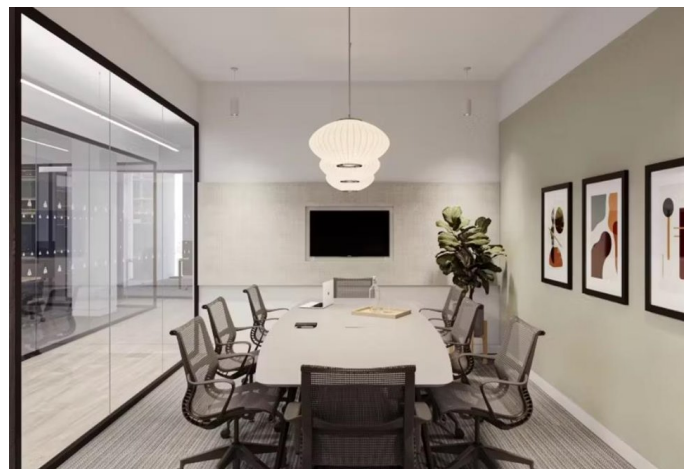
Fully Furnished

Kitchens

Phone Booths

Passenger Lift

Air Conditioning



TERMS

Flexible by arrangement

SUMMARY

Available Size 100 sq ft to 5,000 sq ft

Price £500 per desk per month

Business Rates Included in desk rate

VAT Elected

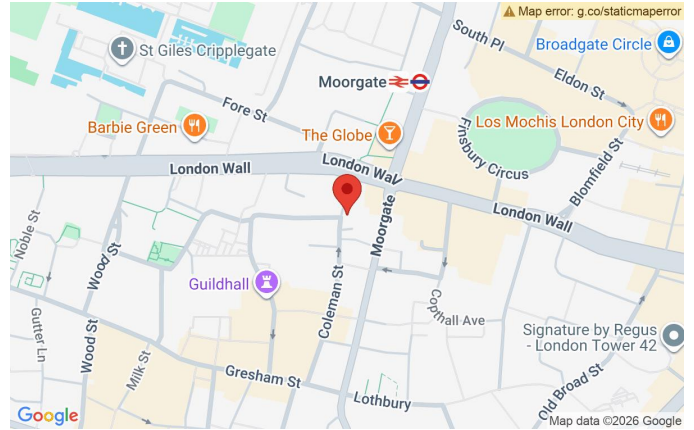
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

catherine@bureauoffice.co.uk

+44 (0)7811 111600



LOCATION

The location fronts Coleman Street Garden, a perfect spot to enjoy a beverage bought from the ground floor cafe; and is just around the corner from Finsbury Circus Gardens, an ideal spot to stretch your legs and grab some fresh air when you need a break.

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.