



Forum 33 Gutter Lane EC2

2ND FLOOR FULLY FITTED - OFFICE SPACE TO LET
8,131 SQ.FT (755.3 SQM)

DeVoncresa 
COMMERCIAL PROPERTY CONSULTANTS

INTRODUCTION

DeVono Cresa is delighted to offer the 2nd floor at Forum, 33 Gutter Lane, EC2. The space provides 8,131 sq.ft of high quality fitted out office accommodation available by way of a new flexible sublease.

The building was recently refurbished by Aviva Investors to a high standard and is located a short walk away from St Paul's underground station.

The building benefits from an impressive reception complete with a communal tenant's breakout area that opens on to a landscaped terraced area at the rear of the building.

The accommodation provides the following fit out, to be left in situ:

- ✓ 84 workstations
- ✓ 5 x small meeting rooms
- ✓ 1 x private office
- ✓ 1 x large meeting room
- ✓ 1 x boardroom
- ✓ Large kitchen and breakout areas
- ✓ Dedicated reception

3D walkthrough

Please [click](#) for the 3D walkthrough of the 2nd floor.

FLOOR	SQ.FT	SQM	QUOTING RENT (PER SQFT)
2nd	8,131	755.3	Upon Application



A CONTEMPORARY DESIGN TO MEET THE NEEDS OF MODERN BUSINESS

SPECIFICATION & BUILDING AMENITY



FULLY FITTED OUT
refurbished office space



THREE
passenger lifts



DOUBLE HEIGHT
reception area



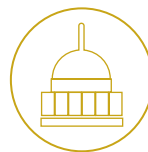
KITCHENETTE
onsite



BUSINESS LOUNGE
on the ground floor



FULL-HEIGHT
floor to ceiling glazing



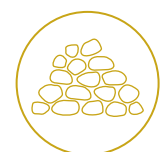
COMMUNAL TERRACE
on the ground floor



BICYCLE
storage



SHOWER
facilities



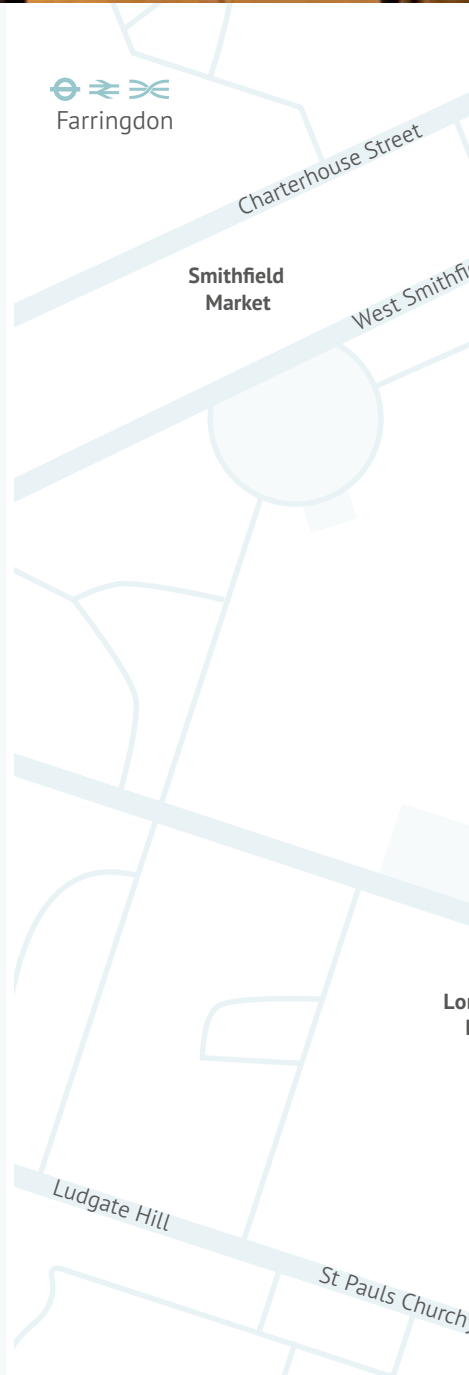
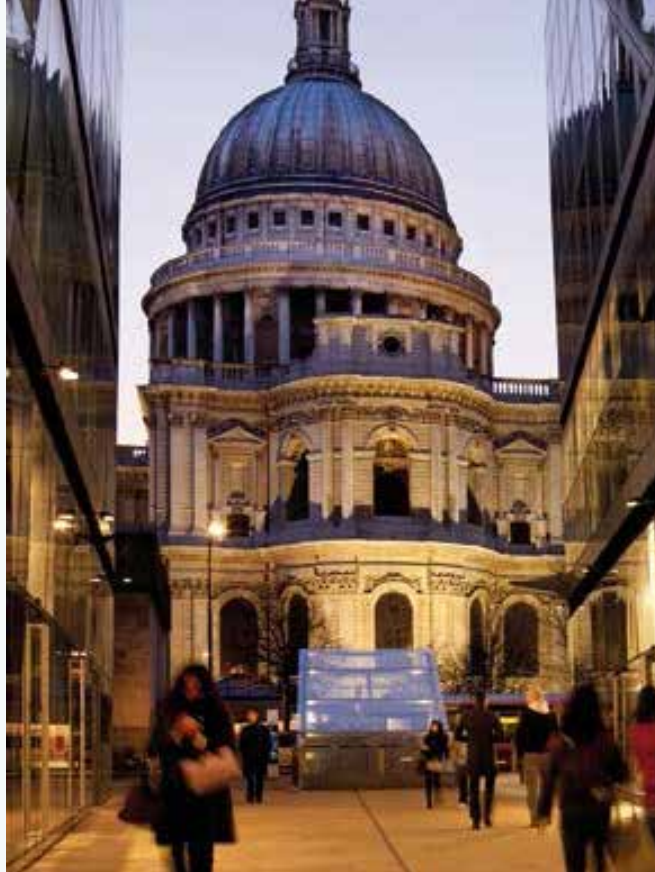
PORTLAND STONE
cladding

LOCATION

The building is situated close to St Paul's underground station (Central line) with Farringdon and Moorgate stations in close proximity which, when open, will provide quick access to the Elizabeth line along with the Northern, Metropolitan, Circle and Hammersmith & City lines. City Thameslink is also close by with access to Thameslink services.

The property is also served by Mansion House (Circle and District lines), Barbican (Metropolitan, Circle and Hammersmith & City lines) and Bank (Central, Northern, Waterloo & City Lines and DLR).

33 Gutter Lane is ideally located within walking distance to a wide array of bars and restaurants situated throughout the local area specifically One New Change being moments away.

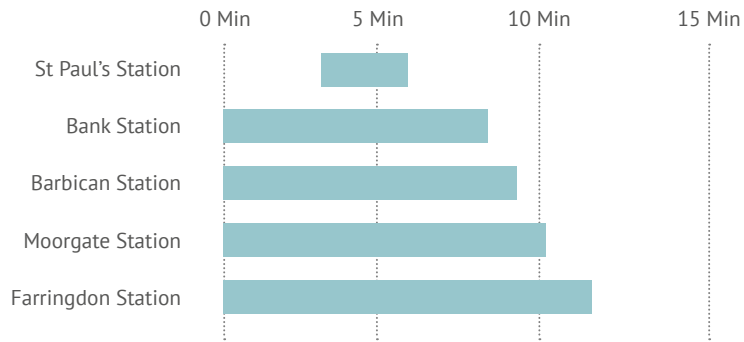


WITHIN WALKING DISTANCE TO A VARIETY OF AMENITIES SUCH AS EXCELLENT BARS & RESTAURANTS

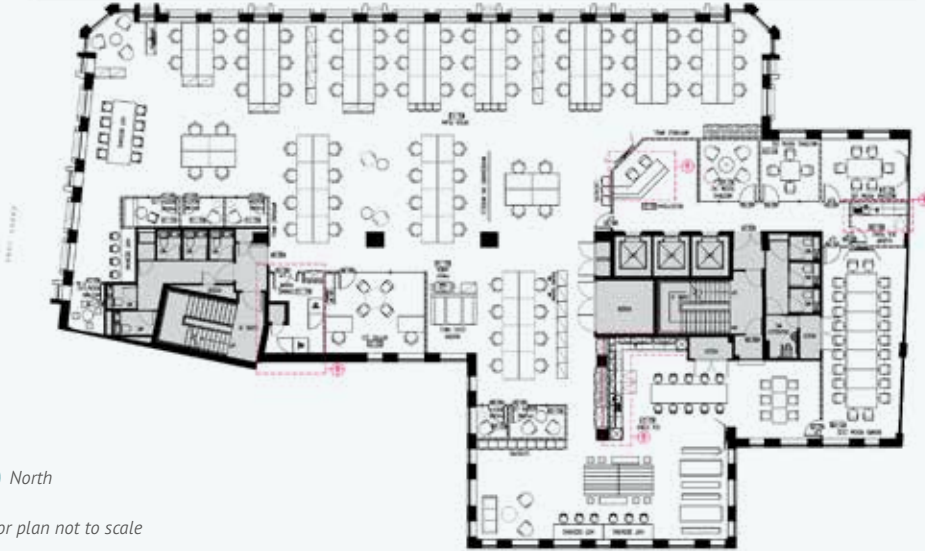




WALKING DISTANCES



CURRENT LAYOUT



*Floor plan not to scale



TERMS

Available by way of a new sublease for a term set to expire August 2023. Alternatively a new lease may be available from the Landlord.

Quoting Rent	Upon Application
Rates	£22.58 Per SQ.FT
Service Charge	£10.00 Per SQ.FT

EPC

Rating: TBC

MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All 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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT



Clockwise from top left: Main office, breakout area, communal space, kitchen, office space

CONTACT

Viewings strictly by appointment with DeVono Cresa

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