



Alphabet Building EC2

PART 4TH FLOOR FULLY FITTED OFFICE SPACE TO LET
2,280 SQ.FT or 8,990 SQ.FT (211.8 SQM - 835.2 SQM)

savills

DeVonocresa 
COMMERCIAL PROPERTY CONSULTANTS

INTRODUCTION

Savills and DeVono Cresa, on behalf of Wearesocial, are delighted to offer the fully fitted part 4th floor at the iconic Alphabet Building. The space comprises two connected units fitted out to a high standard and offered on flexible sublease terms.

Alphabet Building benefits from an exceptional 7,800 sq ft modern atrium and boasts a variety of restaurants and a coffee shop.

The building also offers a communal roof terrace and a ‘ride in’ bike ramp down to a secure area boasting 300 bicycle spaces and associated welfare facilities.

The entire part 4th floor is available and provides 13,270 sq ft of high quality fitted out accommodation.

The space can be taken in its entirety or divided into two separate units - 2,280 sq ft and 8,990 sq ft respectively.

THE 2,280 SQ FT UNIT INCLUDES:

- ✓ 36 x desks
- ✓ 3 x meeting rooms
- ✓ A tea point incorporated into a fun and modern exposed service fit out

THE 8,990 SQ FT UNIT INCLUDES:

- ✓ 108 x desks
- ✓ 3 x large meeting rooms
- ✓ 1 x conference room
- ✓ Coffee point
- ✓ 8 x person communal work station

FLOOR	SQ.FT	SQM	QUOTING RENT (PER SQFT)
4th	2,280	211.8	POA
4th	8,990	835.2	POA



SUPERB
FULLY FITTED
OFFICE SPACE
AVAILABLE
ON FLEXIBLE
TERMS

SPECIFICATION & BUILDING AMENITY



FULLY
fitted out



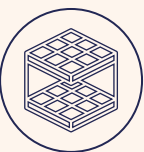
ELEVEN
passenger lifts



EPC
rating C



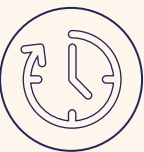
BREEAM
rating very good



FULLY
accessible raised floor



FOUR PIPE
fan coil air conditioning



24H
access and security



BICYCLE
racks

LOCATION

The Alphabeta Building is located between Shoreditch and the City of London, prominently situated on the northwest side of Finsbury Square.

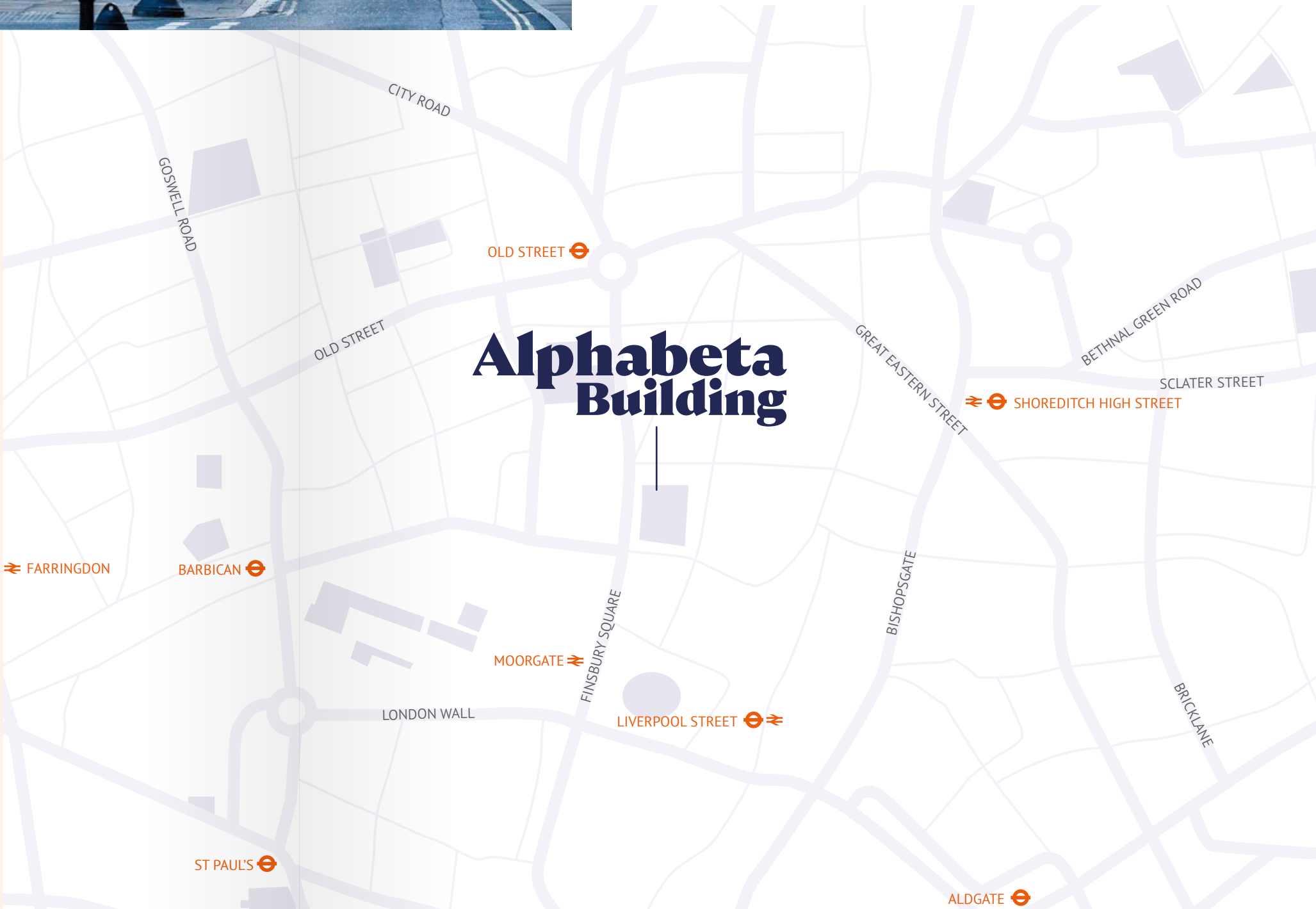
The local area has enviable amenity with excellent restaurants and bars nearby. Shoreditch High Street & Box Park are close by, offering a range of diverse and exciting outlets. The building benefits from excellent transport links with Old Street, Moorgate and Liverpool Street underground and mainline (including the Elizabeth line) stations within less than 10 minutes walk.



“The local area has enviable amenity with excellent restaurants and bars nearby”



“The building benefits from excellent transport links”



ACCOMMODATION

The 4th floor can be taken in its entirety or divided into two units.

FLOOR	SQ.FT	SQM
4th - Part 4th	2,280	211.8
4th - Part 4th	8,990	835.2
TOTAL	13,270	1,232.83



TERMS

Lease: Available by way of a new sublease for a term until July 2025.

Quoting Rent	POA
Rates	£21.00 Per SQ.FT
Service Charge	£11.00 Per SQ.FT

EPC

Rating: C

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: Waiting area, main office, breakout area, kitchen, conference room

CONTACT

Viewings strictly by appointment through Savills or DeVono Cresa.

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