

SEVENTY FOUR
COLEMAN STREET

LONDON EC2

INTRODUCING
SEVENTY FOUR COLEMAN STREET

NEW BOUTIQUE OFFICES IN THE HEART OF THE CITY

Providing best in class office suites from 893 to 1,323 sq ft, available CAT A, plug and play or as part of a fully managed solution.

In the backdrop of the leafy Coleman Street Gardens, within 250m of the Bank of England, Finsbury Circus and Moorgate Elizabeth Line (Crossrail) Station.



SEVENTY FOUR

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Moorgate Station



Broadgate Circle

Liverpool Street Station



Finsbury Circus

Bank of England

Leadenhall Market

The Royal Exchange

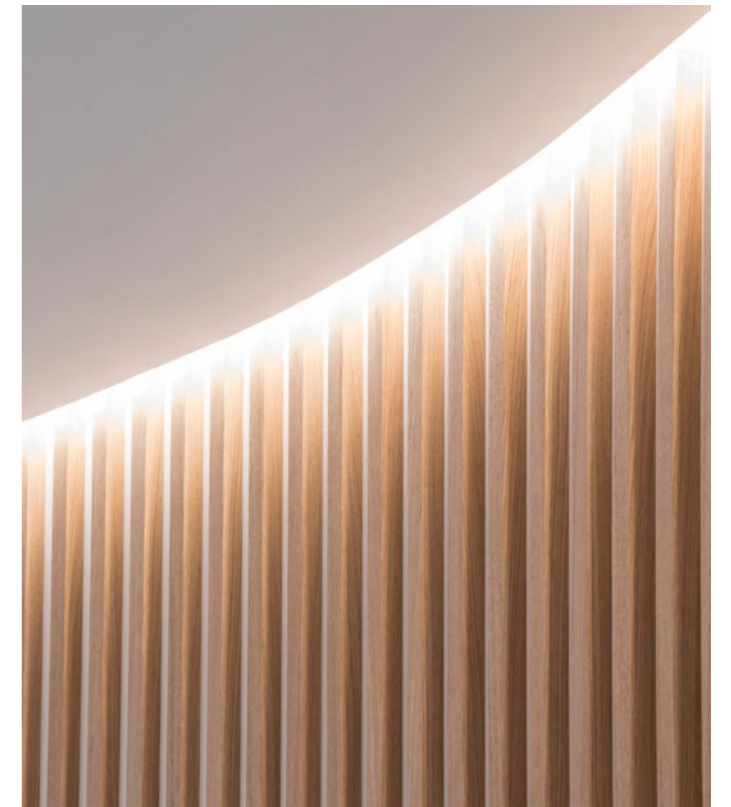
Bank Station



The Ned

Bloomberg Place





A BOUTIQUE BUILDING WITH CHARACTER AND ELEGANCE

74 Coleman Street has been extensively redeveloped to provide high-quality best in class office and ancillary accommodation, elegantly designed with carefully considered materials throughout.

The renovation presents a rich texture of modern finishes and traditional styles, behind a retained Portland stone façade restored to reflect the building's proud Georgian heritage.

YOUR BESPOKE OFFICE

The office floors are available in CAT A (blank canvas) or can be provided with a brand new plug and play fit out, or fully managed.



12-18 desks



Soft seating area



8 person meeting room



Executive office /
2 x Zoom rooms



Breakout area



Kitchen



CGI



CGI



CGI

SPECIFICATION



Manned reception



Plug and play or CAT A



1GB Fibre installed



Typical finished ceiling height 2.65m



Metal tiled raised floors



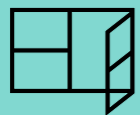
Plasterboard ceiling



Energy efficient LED lighting



Hybrid VRF air conditioning



Openable windows ~ fresh air



Excellent natural light



1:10 occupational density



7 person passenger lift



Demised males and female WCs



Ground floor retail / leisure amenity



16 bike and locker spaces



3 showers



New redeveloped City building



Vibrant pubic realm*

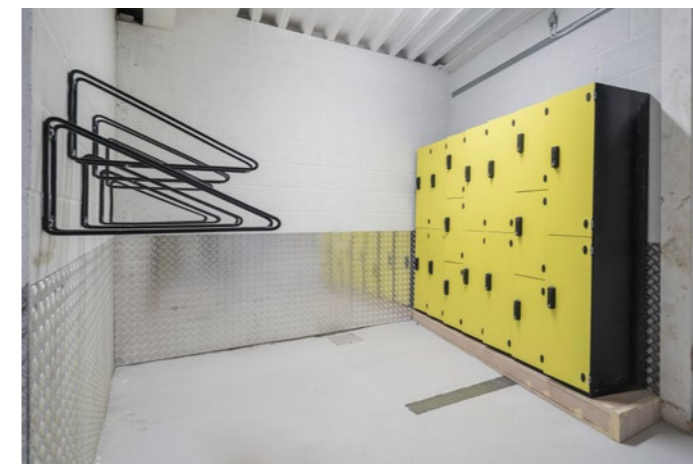
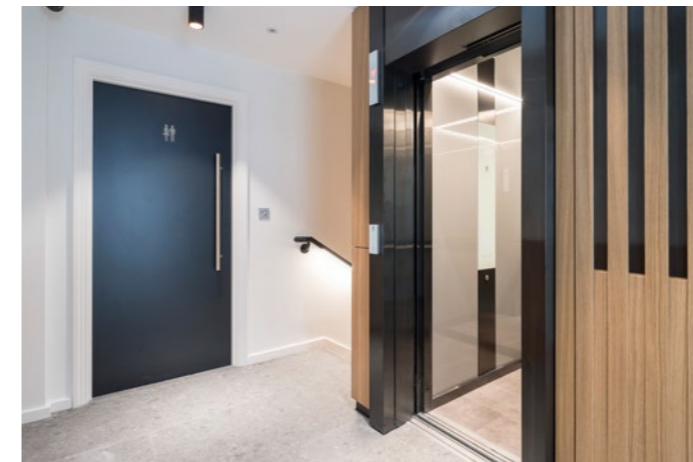


Amenities on your doorstep



Next door to Moorgate Crossrail

*Overlooking Coleman Street Gardens with over 15 open green spaces within a 5 minute walk.



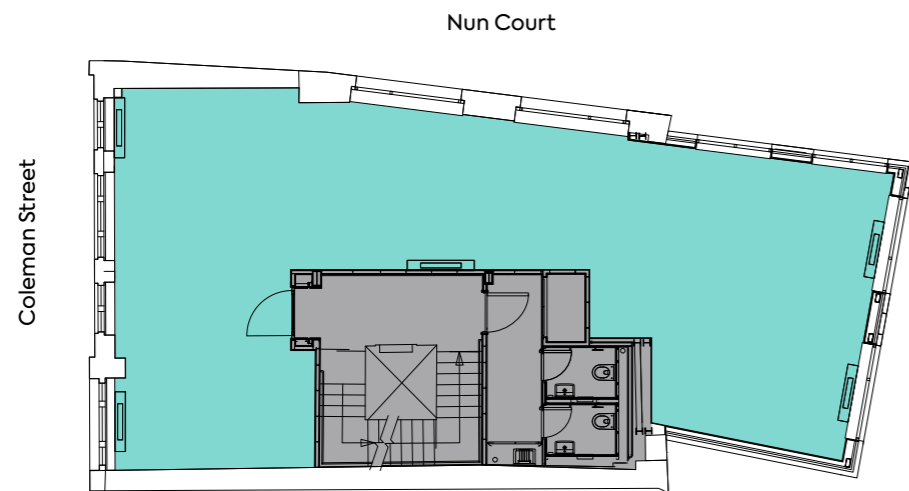


FLOOR AREAS

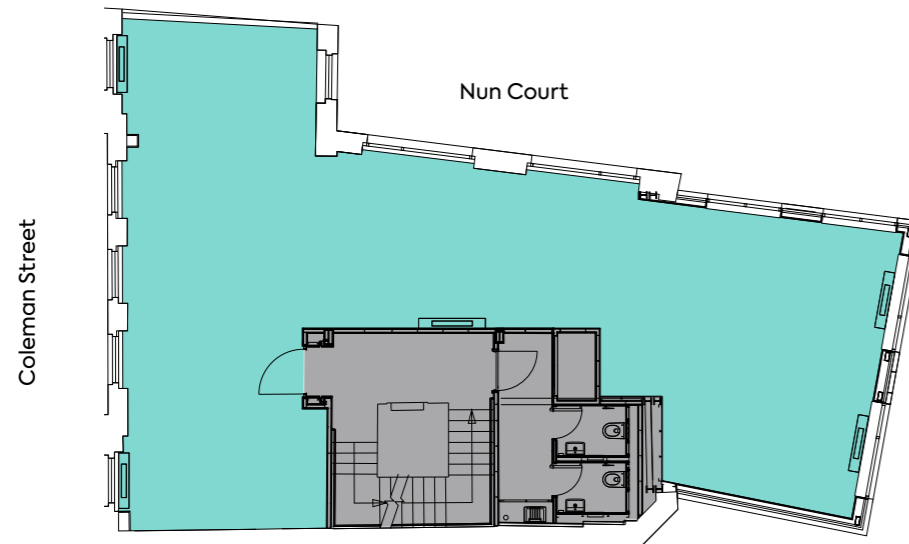
Floor	Use	sq m	sq ft
Sixth	Offices	96	1,033
Fifth	Offices	110	1,184
Fourth	Fitted Offices	121	1,302
Third	Offices	123	1,323
Second	LET	LET	LET
First	Offices	106	1,140
Ground	Retail / Office	83	893
Ground	Reception	25	269
Total		664	7,144

SEVENTY FOUR

First Floor
1,140 sq ft / 106 sq m



Typical Upper Floor
1,323 sq ft / 123 sq m

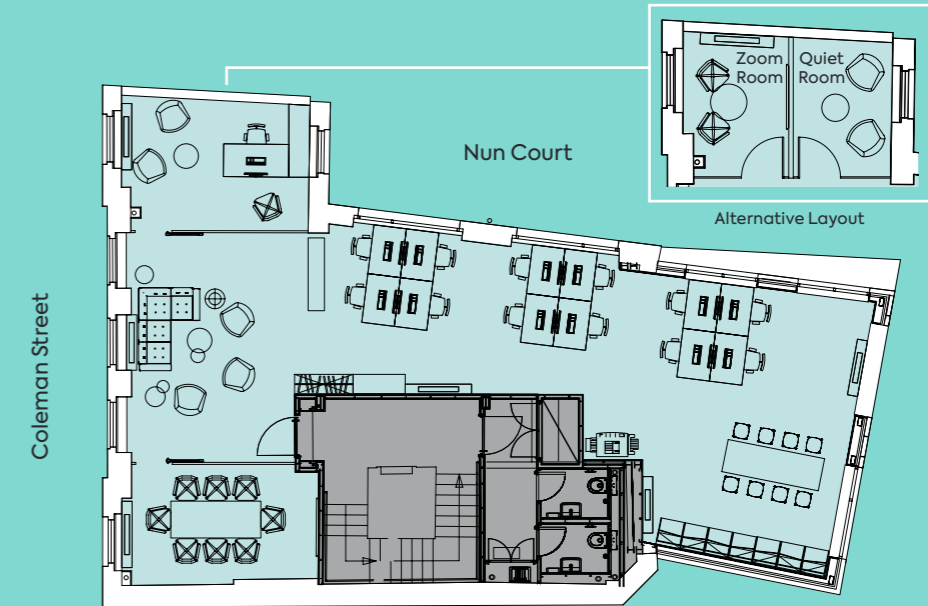


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⊙ For indicative purposes only. Not to scale.

COLEMAN STREET

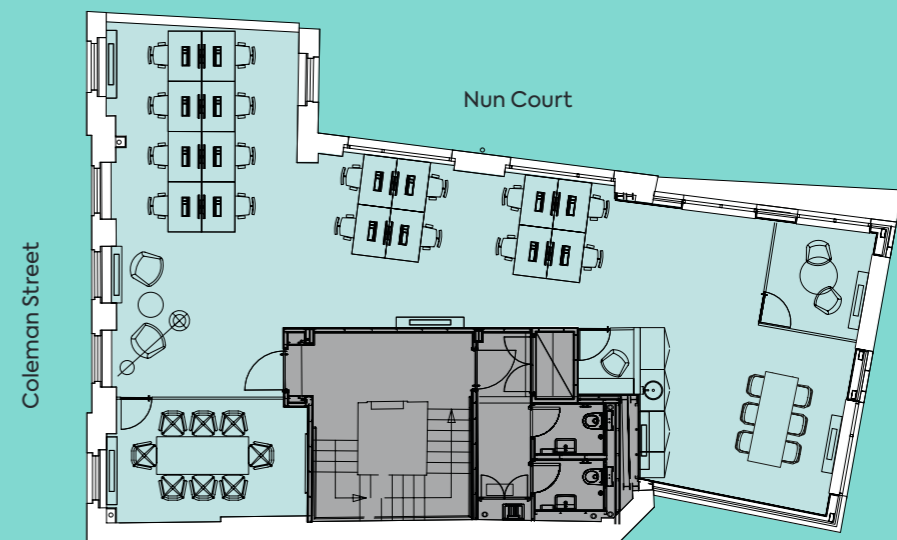
Typical Floor Space Plans
1,323 sq ft / 123 sq m

Option 1 – Low Density (1:10 sq m)



Workstations	12	Reception / soft seating	01
Executive office	01	Kitchen / breakout area	01
8 person meeting room	01	Occupancy total	13

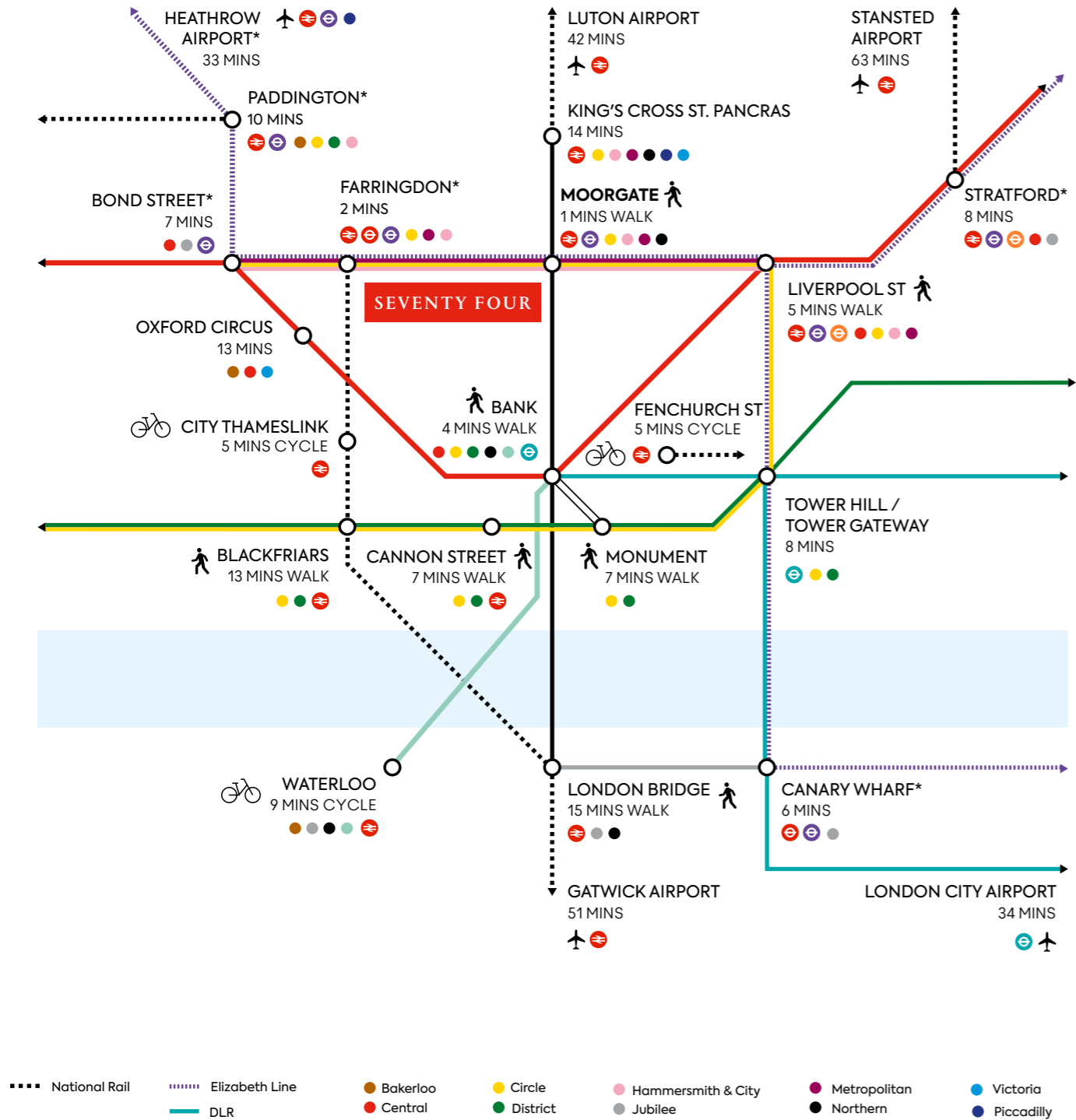
Option 2 – High Density (1:8 sq m)



Workstations	16	Reception / soft seating	01
Quiet booth / zoom room	02	Kitchen / breakout area	01
8 person meeting room	01	Occupancy total	16

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⊙ For indicative purposes only. Not to scale.

WELL CONNECTED

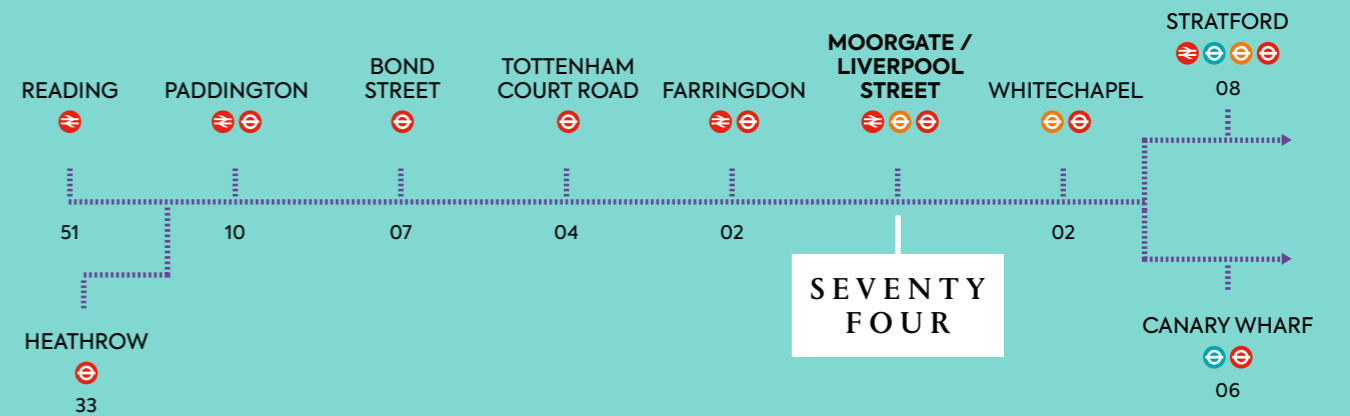


*Map represents final plan for Elizabeth Line once all stations are fully operational. Walking distance times are measured from the building. Source: TfL



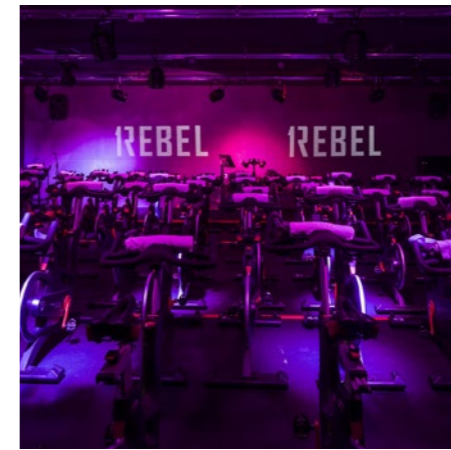
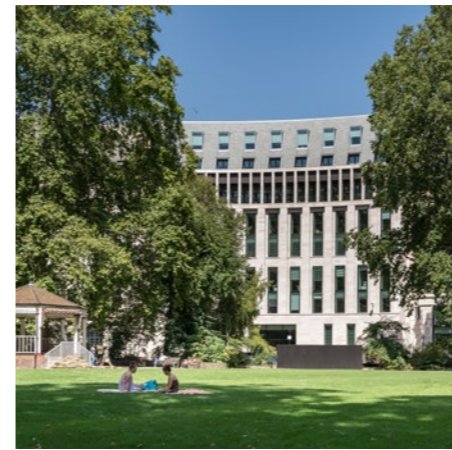
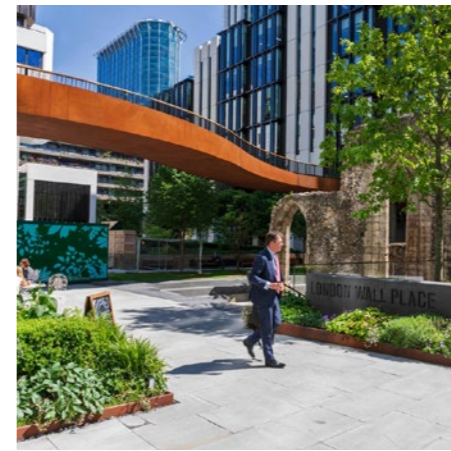
Moorgate Station CGI

ELIZABETH LINE

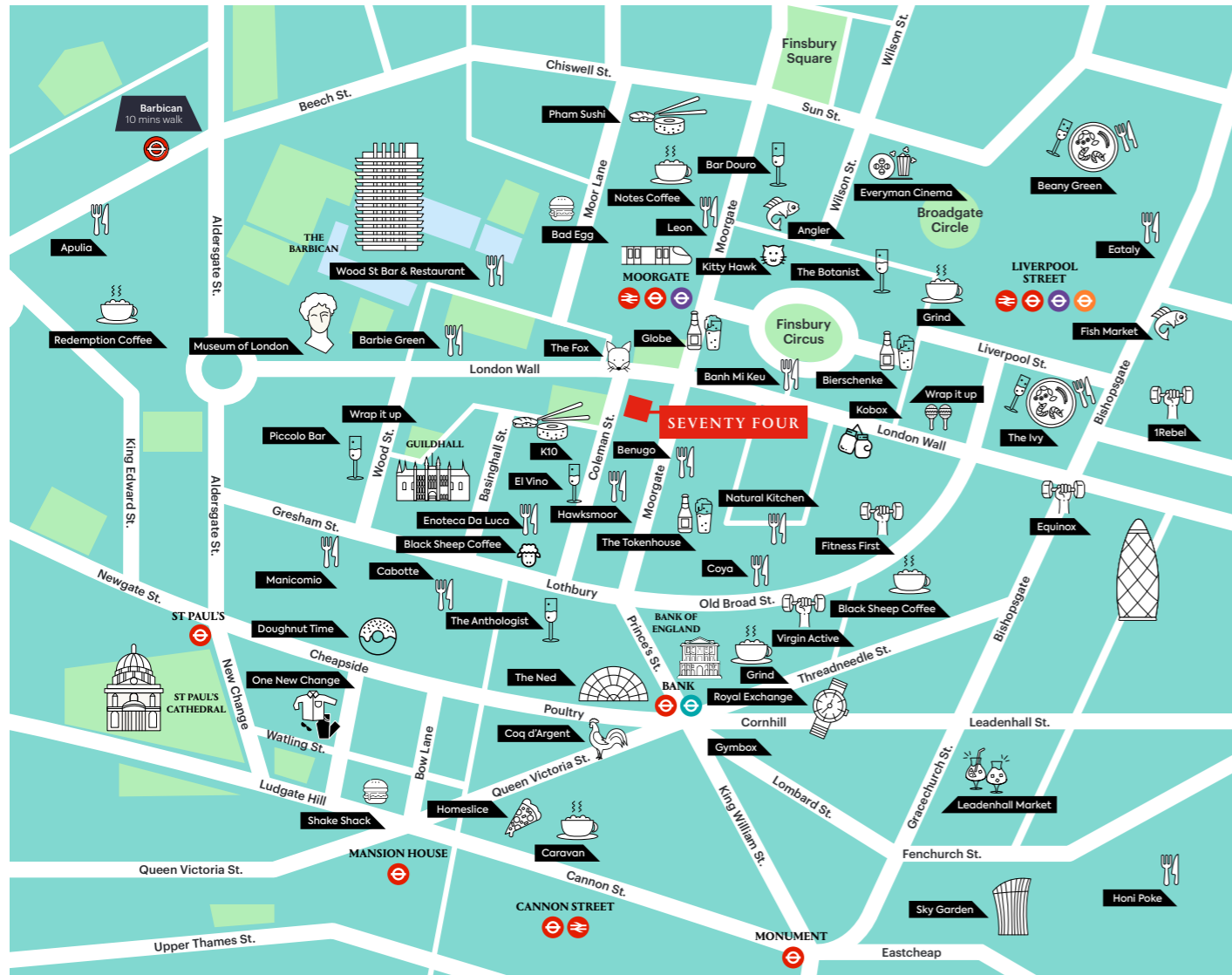


Elizabeth Line travel times in minutes from Liverpool Street station. Source: crossrail.co.uk

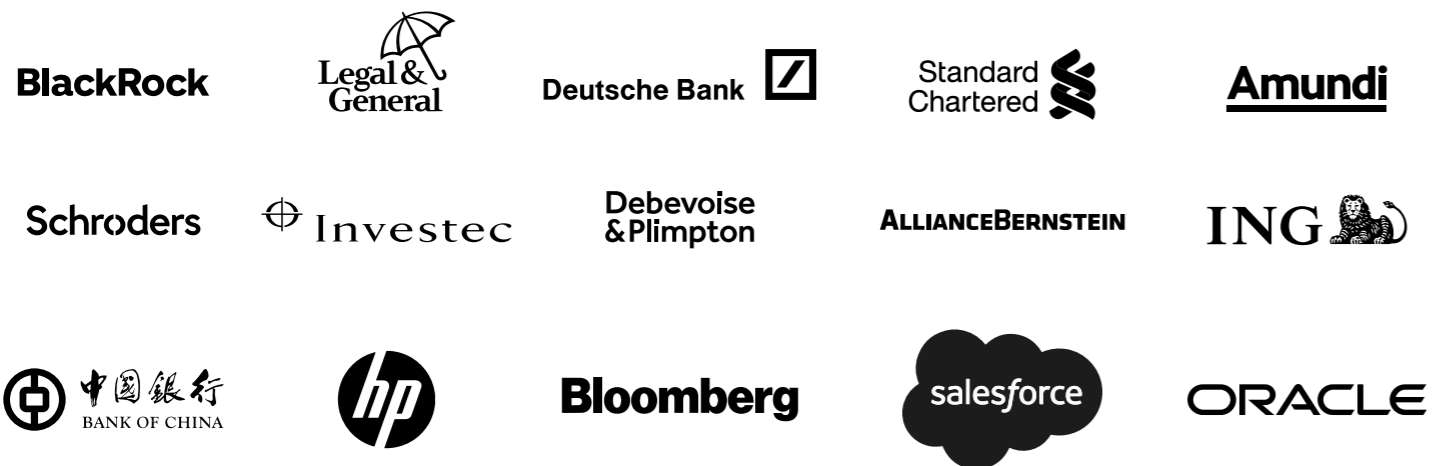
TIME TO INSPIRE



AMONGST IT ALL



IN GOOD COMPANY





FURTHER INFORMATION

Terms
Upon request.

Viewings
Strictly through the sole letting agents.

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