



FINSBURY
CIRCUS

London EC2



Beyond the curve

Designed by Wilkinson Eyre, 8 Finsbury Circus is an outstanding office building in the heart of Finsbury Circus.

The impressive dual entrance reception can be accessed from both Finsbury Circus and South Place.

The building currently offers 75,167 sq ft of best-in-class fully fitted office over the top 4 floors and lower ground, with the upper floors offering stunning views across Finsbury Circus and four outdoor spaces.

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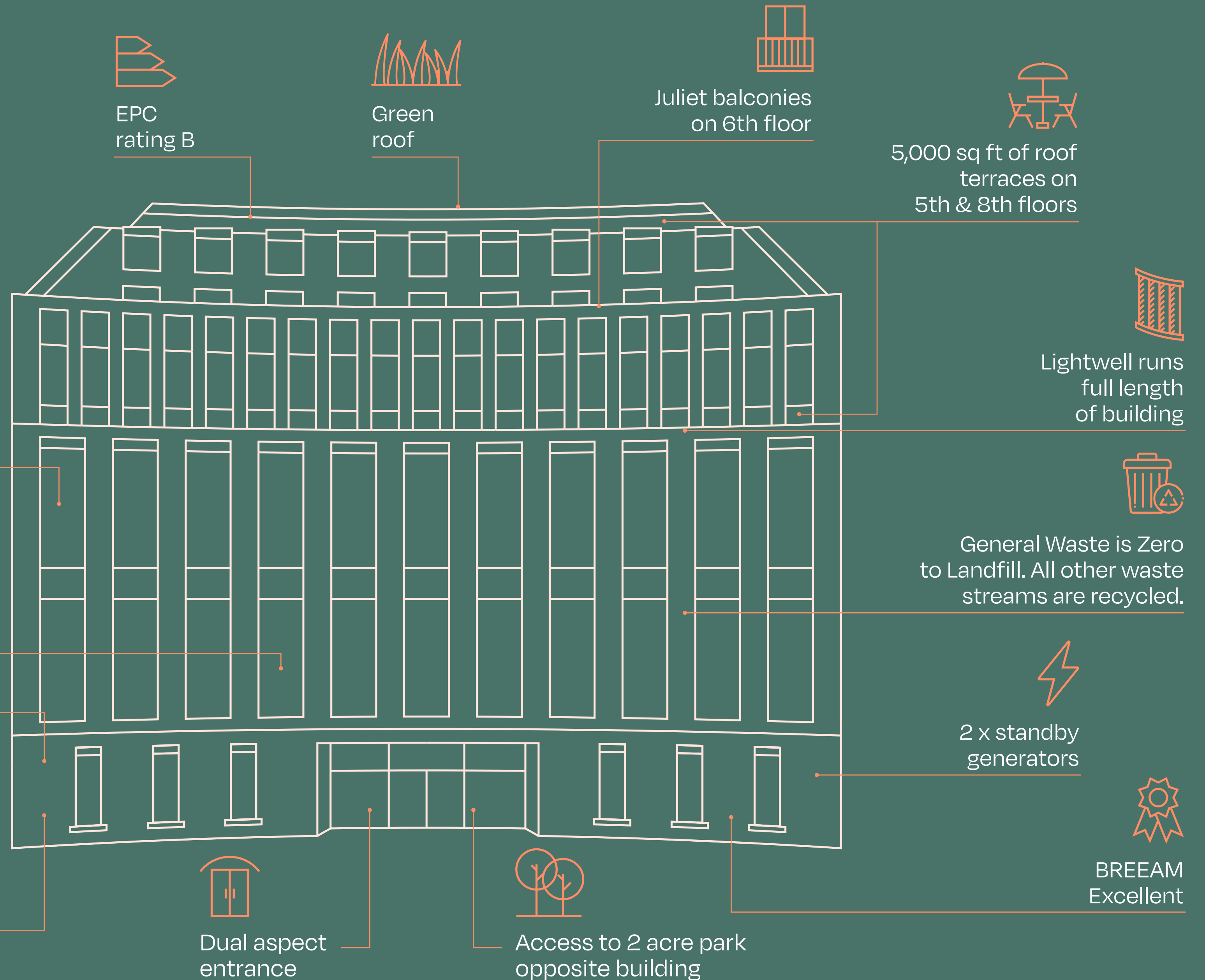


View from the 5th floor
terrace across Finsbury Circus

The reception sweeps around the curve of the front of the building, providing an impressive welcome into the building

It's all about
the details

ESG / sustainability



Award winning (BCO & RIBA)



Best-in-class end-of-journey facilities



WiredScore Silver



75 bikes spaces, lockers and 17 showers – *plus private lower ground changing and shower (4) facility

*subject to a single let



Dual aspect entrance



Access to 2 acre park opposite building

8th floor south terrace
looking north east



8th floor north terrace
looking north east



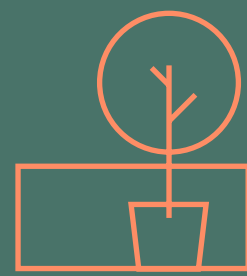
Specification



Dual entrance
reception



8th floor features
26 meeting rooms



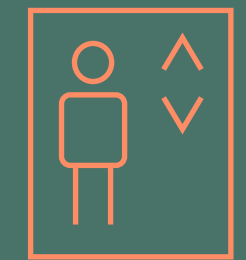
4 x external
terraces



700 work stations
in situ



8th floor
commercial grade
kitchen facility



6 x 21 person
passenger lifts



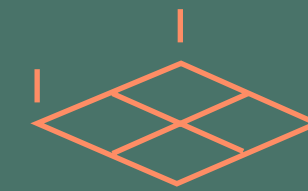
LG7 LED
lighting



5th floor enhanced
floor to ceiling
height of 2.85m



Private
shower facility



Metal tile
suspended
ceiling



4 pipe
fan coil air
conditioning



150 mm
raised floor

5th floor workspace
with 267 workstations



View from Finsbury Circus
to the building



5th floor terrace offers
sweeping views across
Finsbury Circus





8th floor boardroom –
adaptable into open
plan event space

It's all about the space

Schedule of areas

Level	Use	sq ft	sq m
8th	Office	11,788	1,095
7th	Office	17,594	1,635
6th	Office	18,523	1,721
5th	Office	19,208	1,784
LG	Office	7,797	724
Basement	Storage	257	24
Total		75,167	6,983

5th floor

Office 19,208 sq ft / 1,784 sq m



Up to 267 workstations



10x quiet rooms



3x meeting rooms



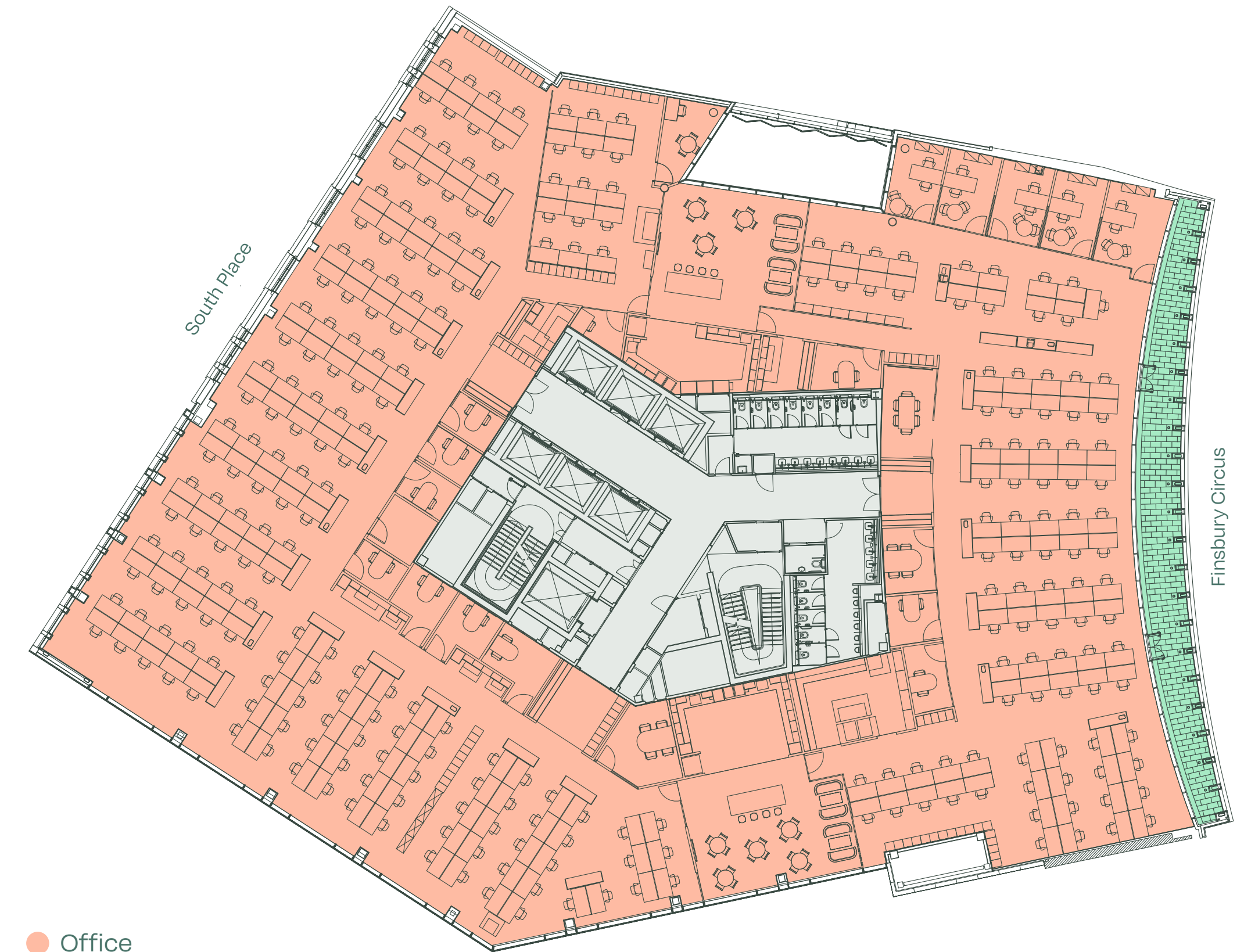
2x break out / Teapoints



6x executive offices



1:7 per sq m occupancy ratio



- Office
- Terrace
- Core

For indicative purposes only.
Not to scale.



6th floor

Office 18,523 sq ft / 1,721 sq m



Up to 251 workstations



9 x balconies



7x 4 person meeting rooms



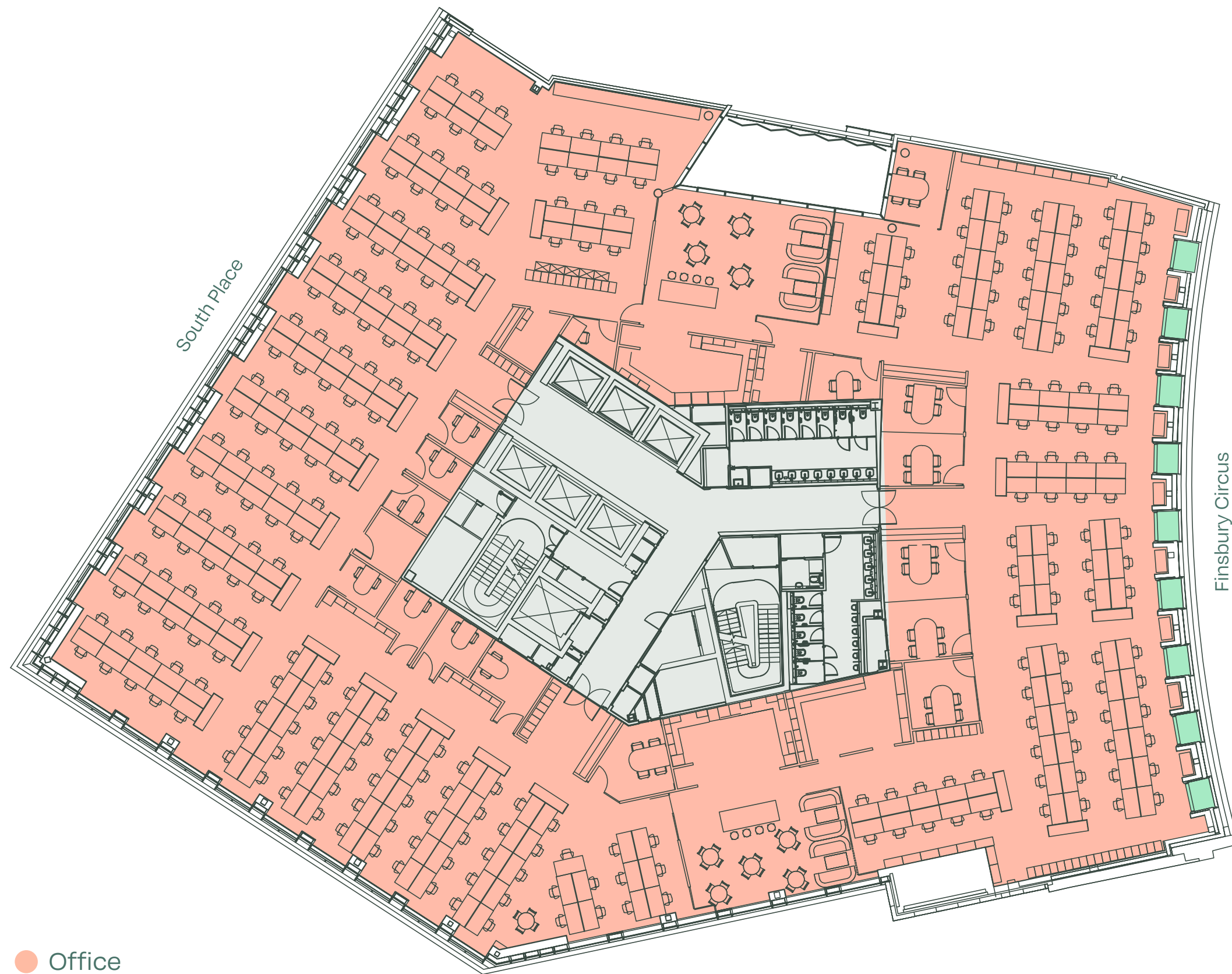
2x break out / Teapoints



9x quiet rooms



1:65 per sq m occupancy ratio



- Office
- Balconies
- Core

7th floor

Office 17,594 sq ft / 1,635 sq m



Currently 170 workstations



2x 14-22 person boardrooms



6x 6-10 person meeting rooms



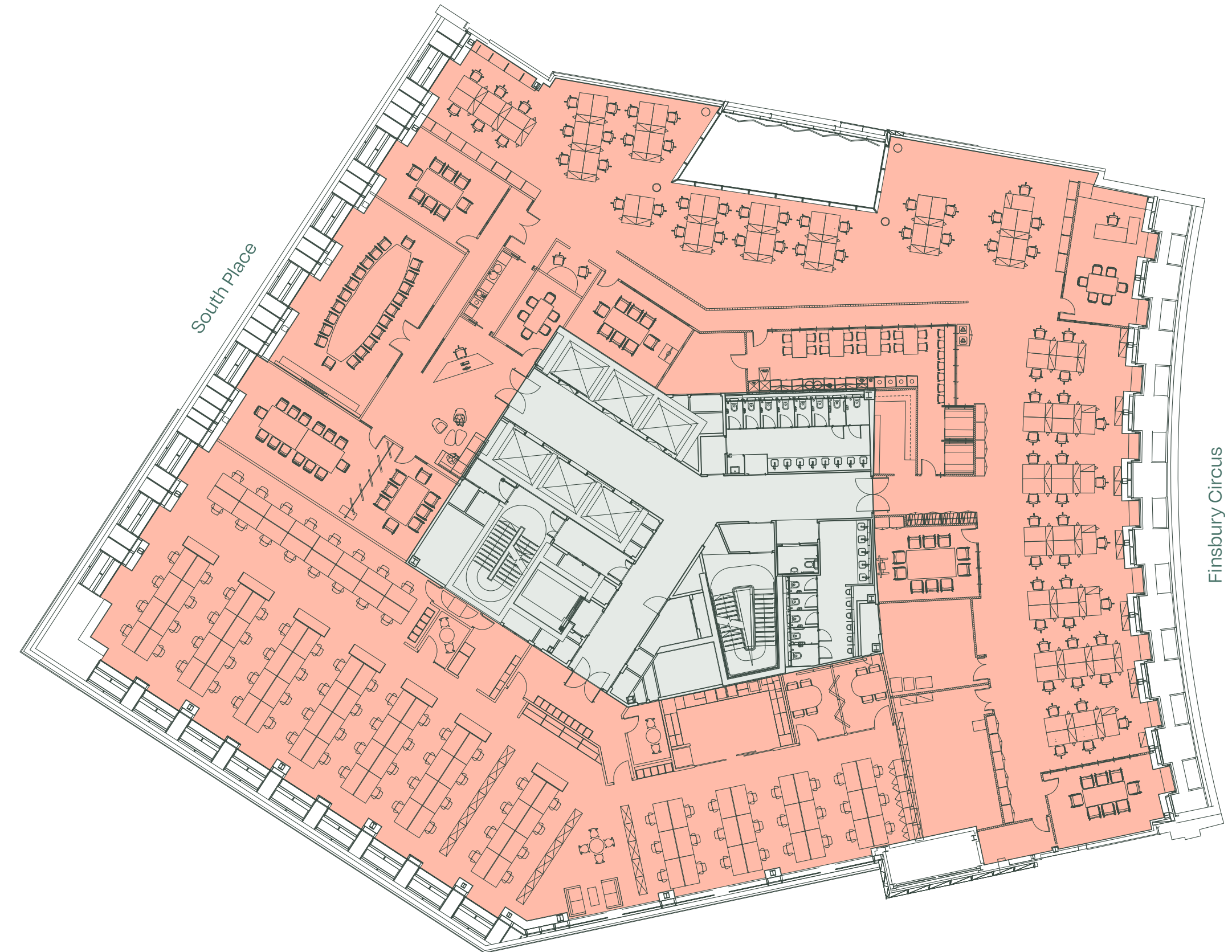
Existing front of house facility



1x directors offices



1:10 per sq m occupancy ratio



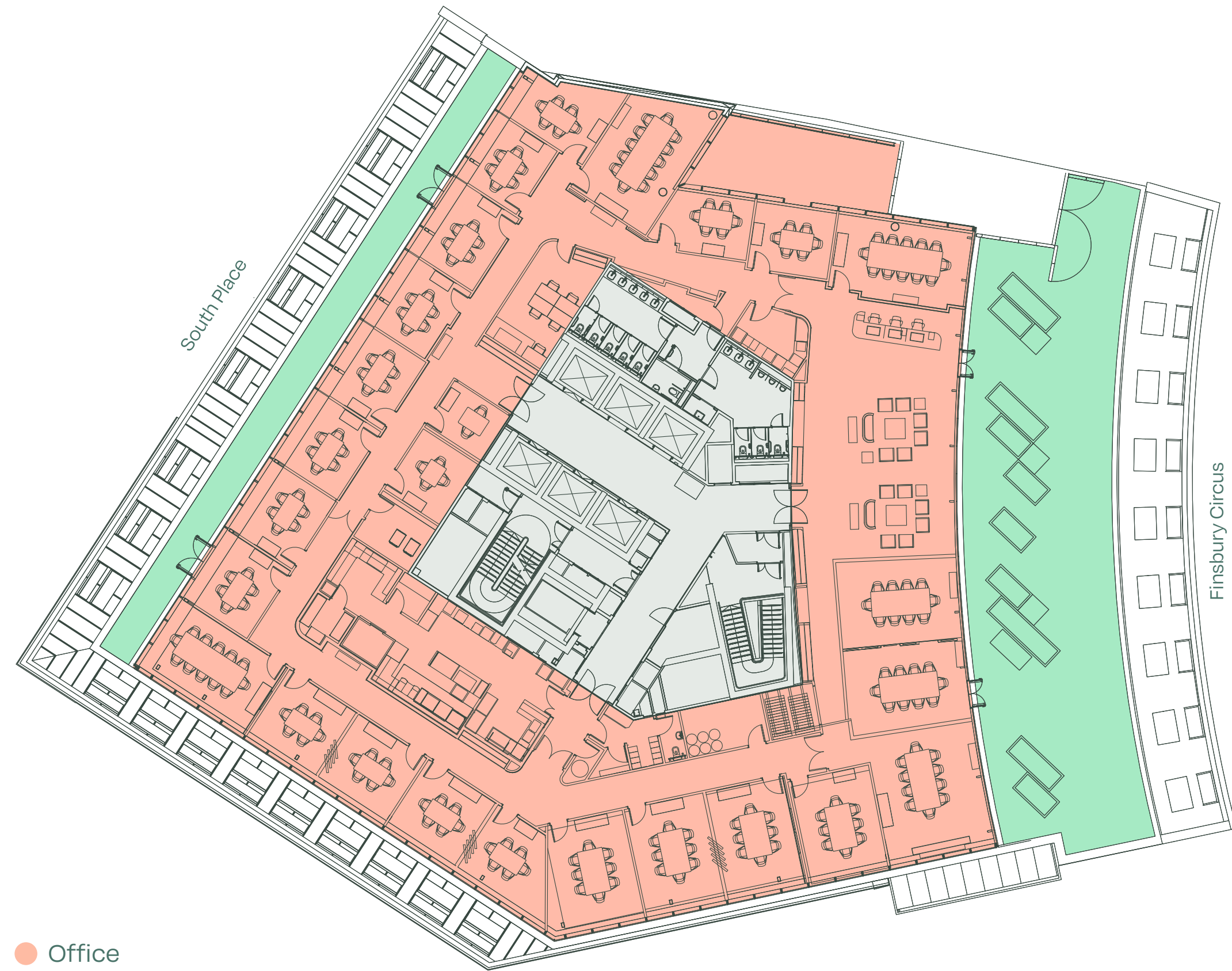
For indicative purposes only.
Not to scale.



8th floor

Office 11,788 sq ft / 1,095 sq m

- | | |
|--|---|
|  1 x reception / waiting area |  14 x 6 person meeting rooms |
|  3 x 10 person meeting rooms |  3 x 12 person boardrooms |
|  4 x 8 person meeting rooms |  100 person event space |

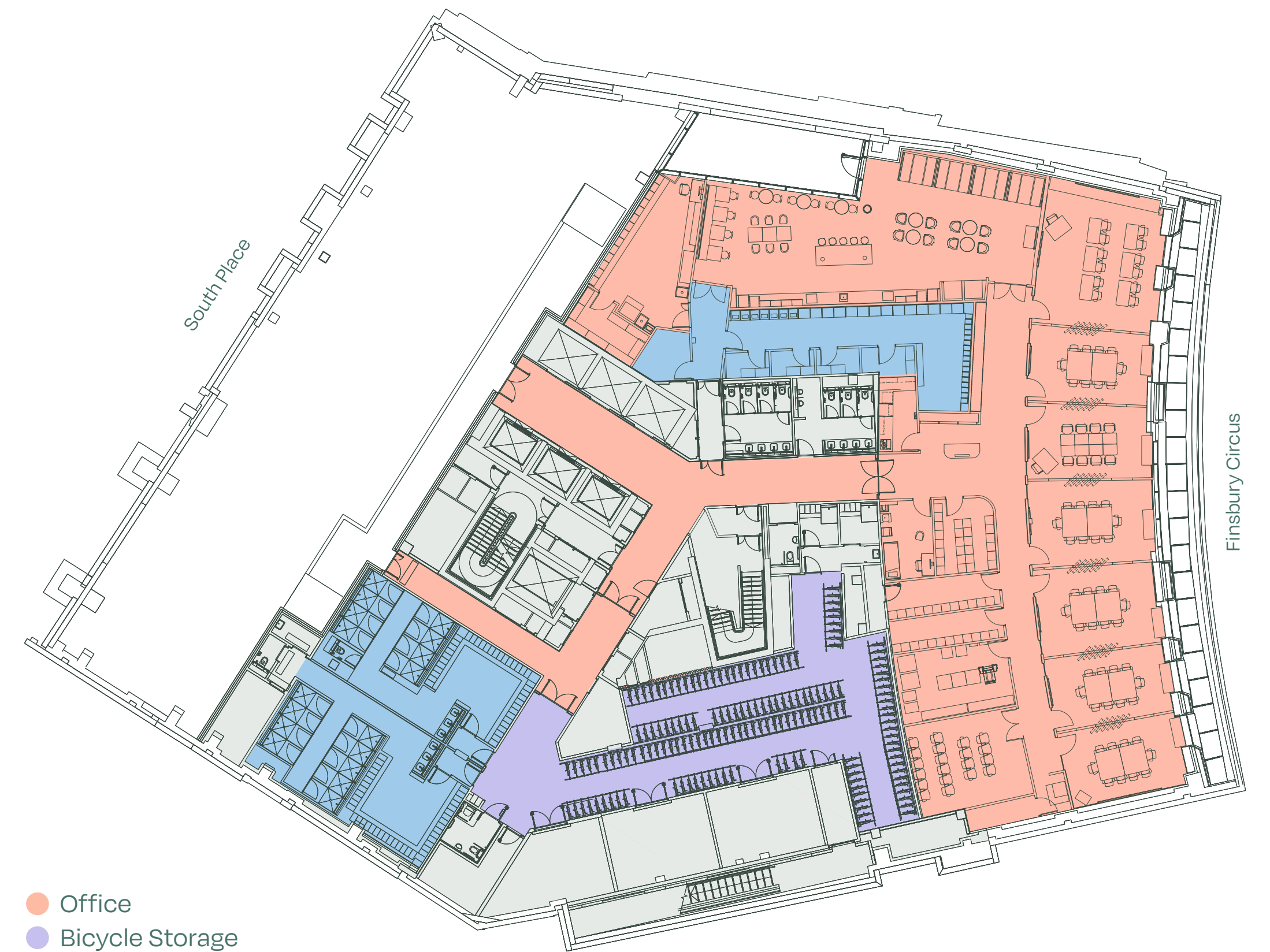


- Office
- Terrace
- Core

Lower ground floor

Office 7,797 sq ft / 724 sq m

- | | |
|--|---|
|  Reception |  5 x 10 person meeting rooms |
|  1 x café dining area |  Bicycle storage |
|  2 x meeting / training rooms |  Male & female showers |



- Office
- Bicycle Storage
- Shower / changing rooms
- Core

For indicative purposes only.
Not to scale.



View from the 8th floor
terrace across Finsbury Circus



8th floor meeting
suites reception area





8th floor 10 person meeting room

5th floor workspace
offering 267 workstations

It's all about more choice



A prime City location



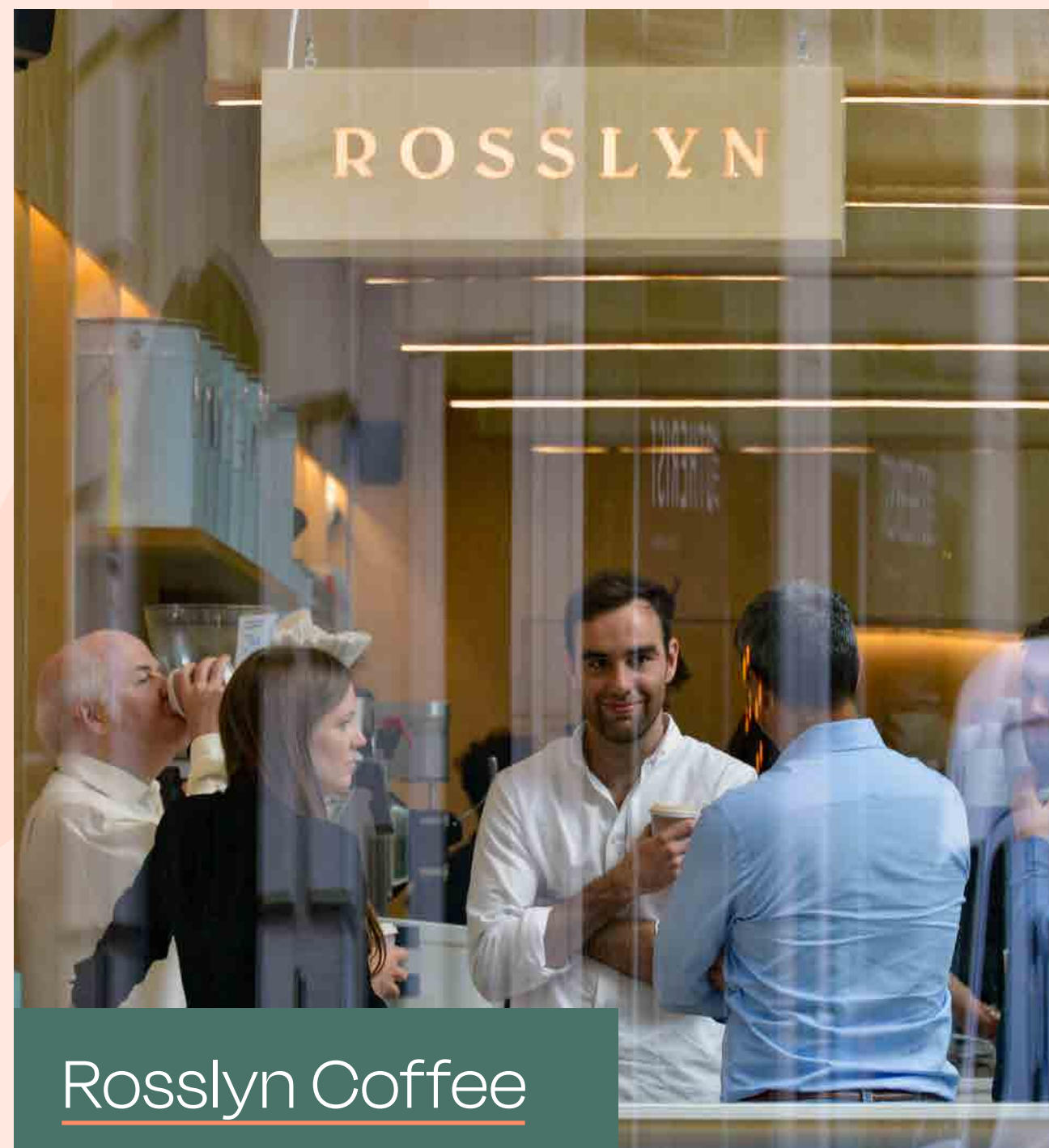
1Rebel



Broadgate Circle



Ivy City



Rosslyn Coffee

Located on the north west side of Finsbury Circus, the building is in the heart of the financial district of the City of London and adjacent to the burgeoning fin-tech district of Shoreditch.

Broadgate Circle, Old Street, Barbican are also nearby giving occupiers access to a rich and diverse local environment, with the very best of London's social and leisure scene names.

Local amenities



Coffee

- 01 Rosslyn Coffee
- 02 Soho Coffee Co.
- 03 Black Sheep Coffee
- 04 Redemption Roasters
- 05 Grind

Bars

- 06 The Otherist
- 07 Mrs Foggs Dockside
- 08 Forge
- 09 Broadleaf
- 10 Clays

Restaurants

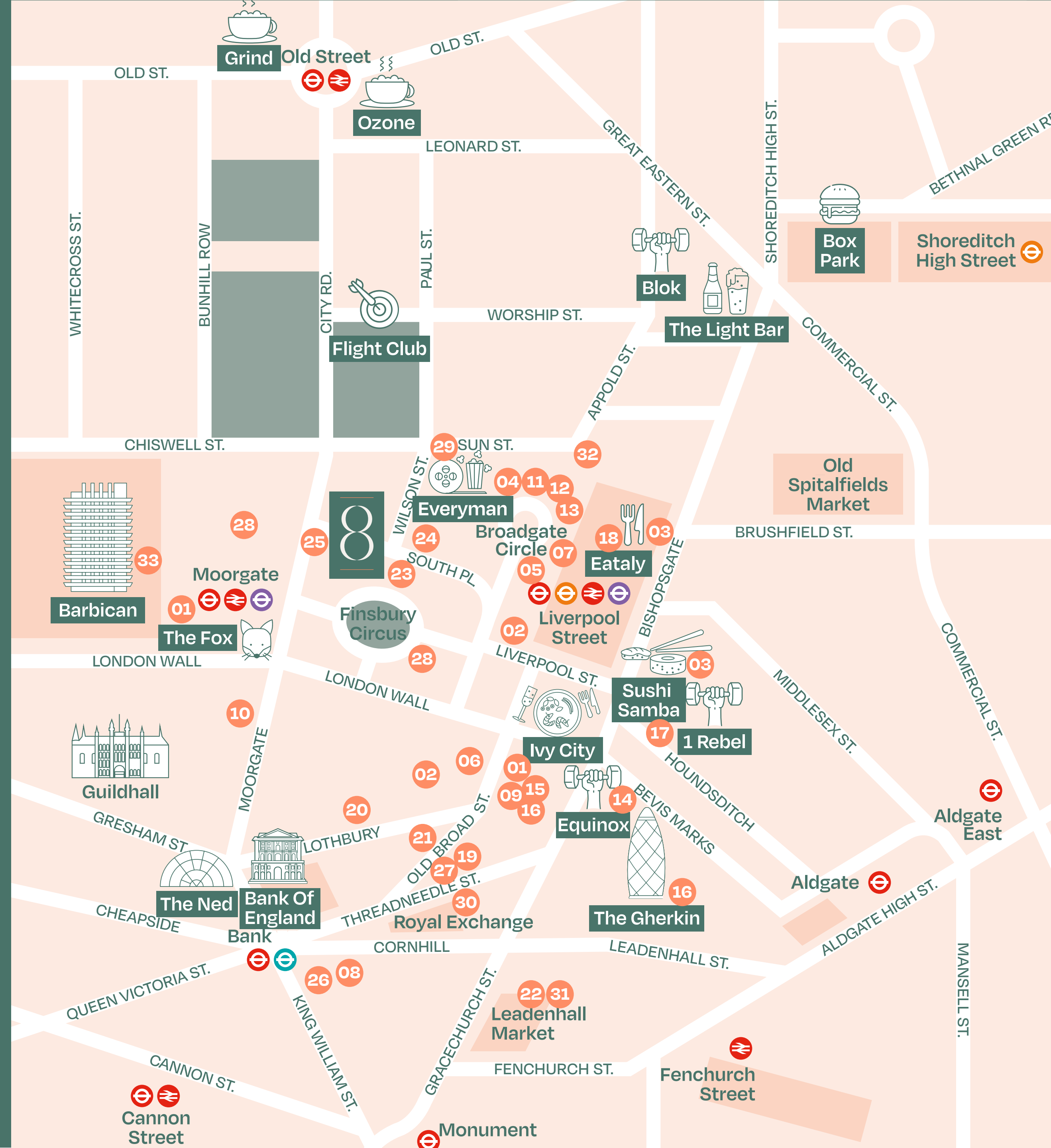
- 11 Yauatcha City
- 12 José Pizarro
- 13 Franco Manca
- 14 Paradise Green
- 15 City Social
- 16 Pizza Pilgrims
- 17 Duck & Waffle
- 18 Eataly
- 19 Burger & Lobster
- 20 COYA
- 21 Le Relais de Venise
- 22 Luc's Brasserie
- 23 Bread Street Kitchen
- 24 The Angler

Fitness

- 25 Third Space
- 26 Gymbox
- 27 Virgin Active
- 28 Nuffield Heath

Retail/Leisure

- 29 Everyman Cinema
- 30 The Royal Exchange
- 31 Leadenhall Market
- 32 Junkyard Golf
- 33 Barbican Centre



The location



Eataly



Finsbury Circus



Pizza Pilgrims



The Royal Exchange

8 Finsbury Circus



Everyman Cinema



South Place Hotel

Local occupiers

amazon



Arnold & Porter



BARCLAYS

BlackRock



LATHAM &
WATKINS LLP

mimecast

monzo

Nasdaq

ORACLE



SAMSUNG



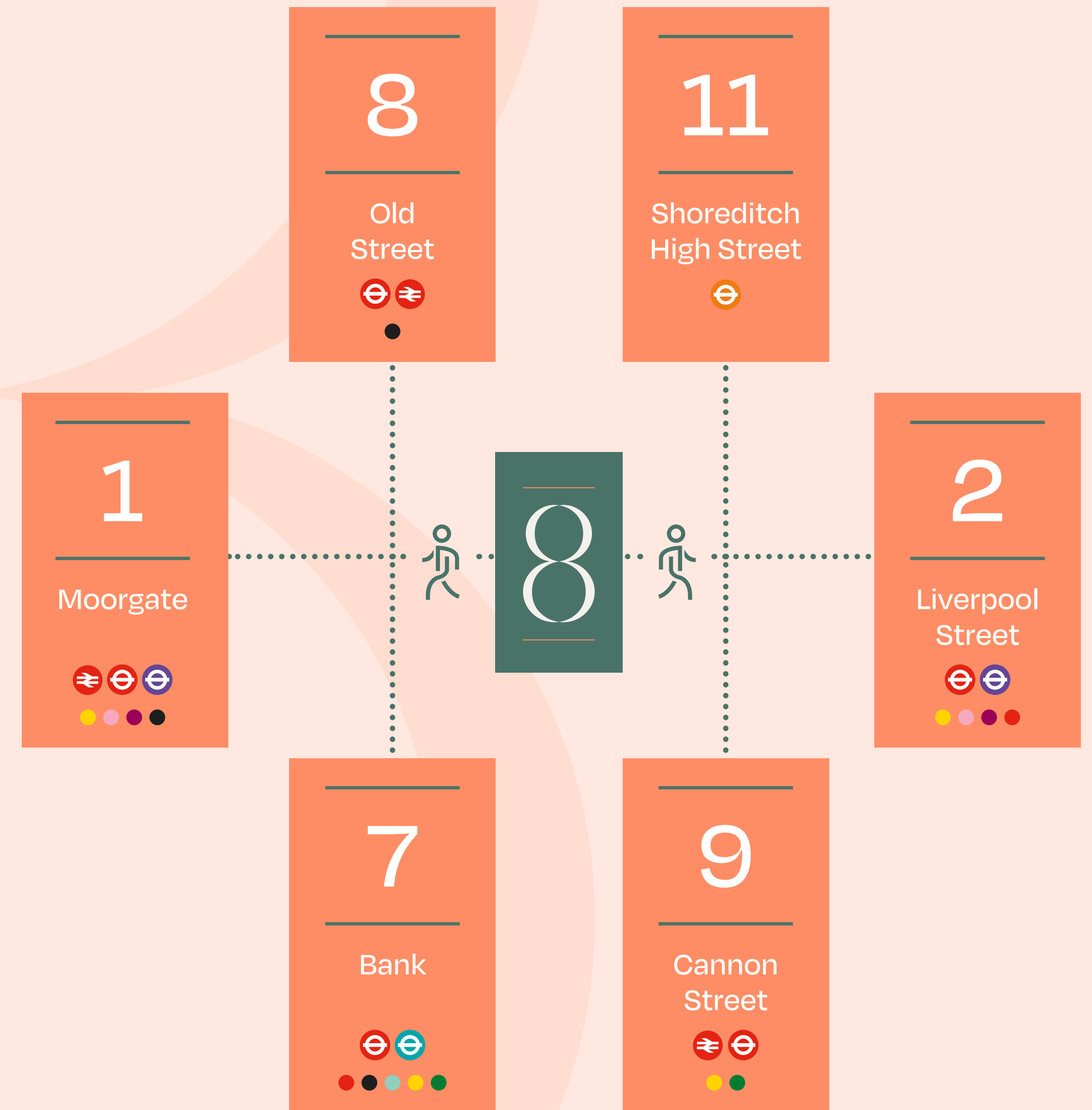
Connectivity

The building is situated less than two minutes walk from Moorgate and Liverpool Street stations, giving access to national rail, underground and Elizabeth line service.



Key station walk times from 8 Finsbury Circus

Travel times in mins – source TfL.gov.uk



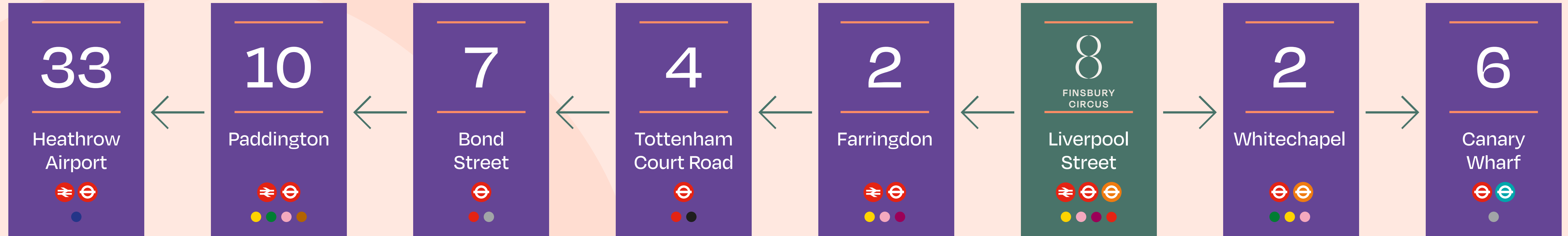
Elizabeth Line

The Elizabeth line at Liverpool Street station is just a two minute walk from 8 Finsbury Circus – it provides a high frequency service, with high capacity trains and has reduced travel time across the City, to Heathrow Airport and further afield.



Key Elizabeth Line travel times from Liverpool Street

Travel times in mins – source crossrail.co.uk



Further information

Viewings

Strictly through joint sole letting agents:

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