

2 FA

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FINSBURY  
AVENUE

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BROADGATE



# SUMMARY

2FA comprises a total 92,167 sq ft over Ground to 7th floors and provides open plan fitted out space from 1,988 sq ft – 14,228 sq ft. The building benefits from a remodelled reception lobby designed by BIG Architects, efficient floorplates, high speed fibre connectivity as well as a good provision of bicycle and shower facilities.

Available immediately on a new lease until May 2023 with Landlord flexibility required from March 2022, terms upon application.

- Open plan fit out in situ
- VAV air conditioning
- Bicycle Parking
- Showers
- 4 x passenger lifts
- 24 hour access and security
- High speed Excel fibre in situ

# SCHEDULE OF AVAILABILITY

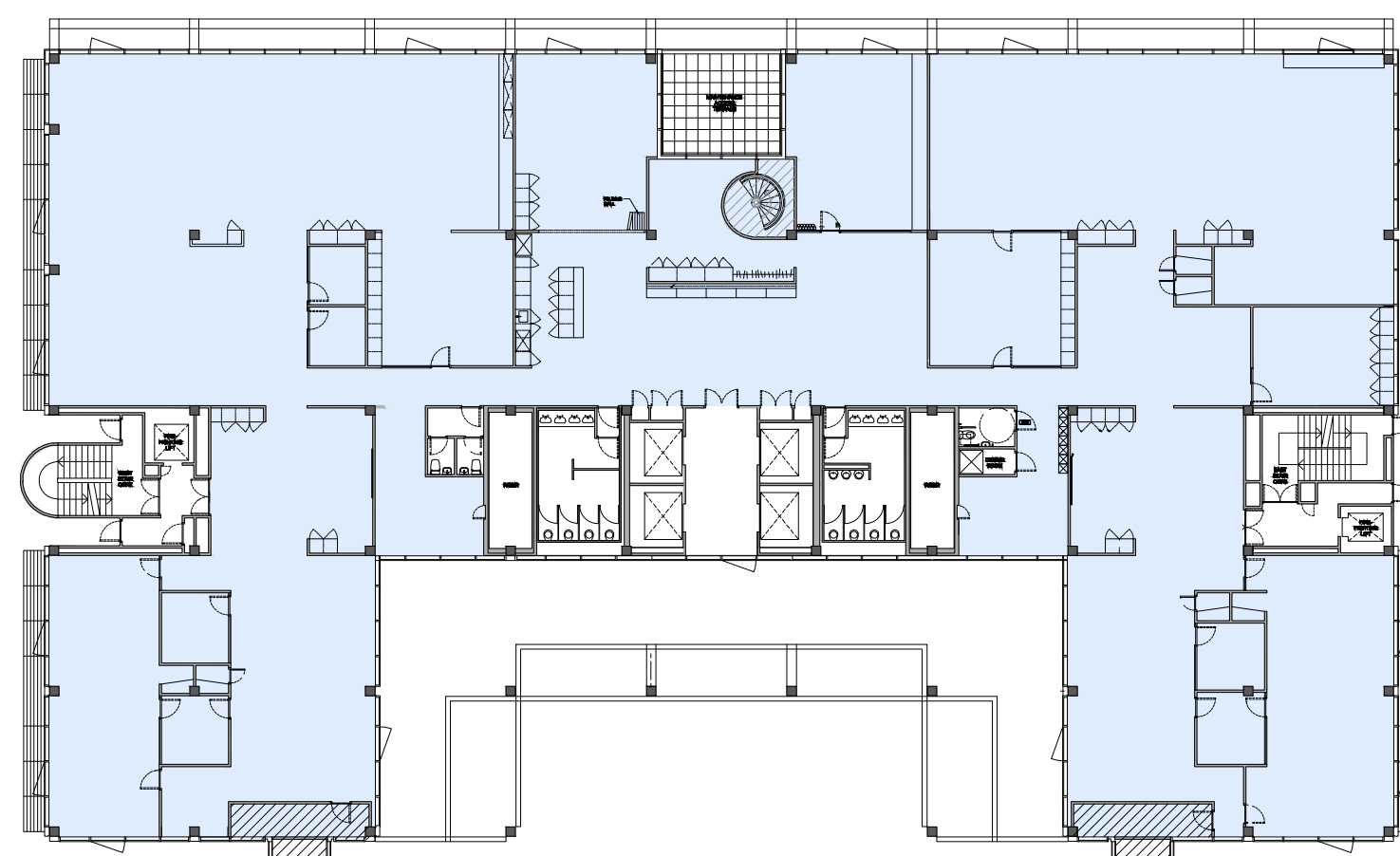
Occupier	Level	Area (Max occupancy)
-	7	10,637
Available	6	11,499 (200)
EPAM	5	13,641
Available	4	14,228 (220)
Starling Bank	3	14,510
Available*	2, Unit A	2,381(48)
	2, Unit B	1,295 (26)
	2, Unit F	1,783 (36)
	2, Unit C & D	3,524 (76)
Wiredscore	2	1,762
Curving Road	1	14,919
Available Q2 2021	Ground	1,988
<b>Total Availability</b>		<b>36,698</b>

\*Fitted, additional shared lounge space, kitchens and terrace

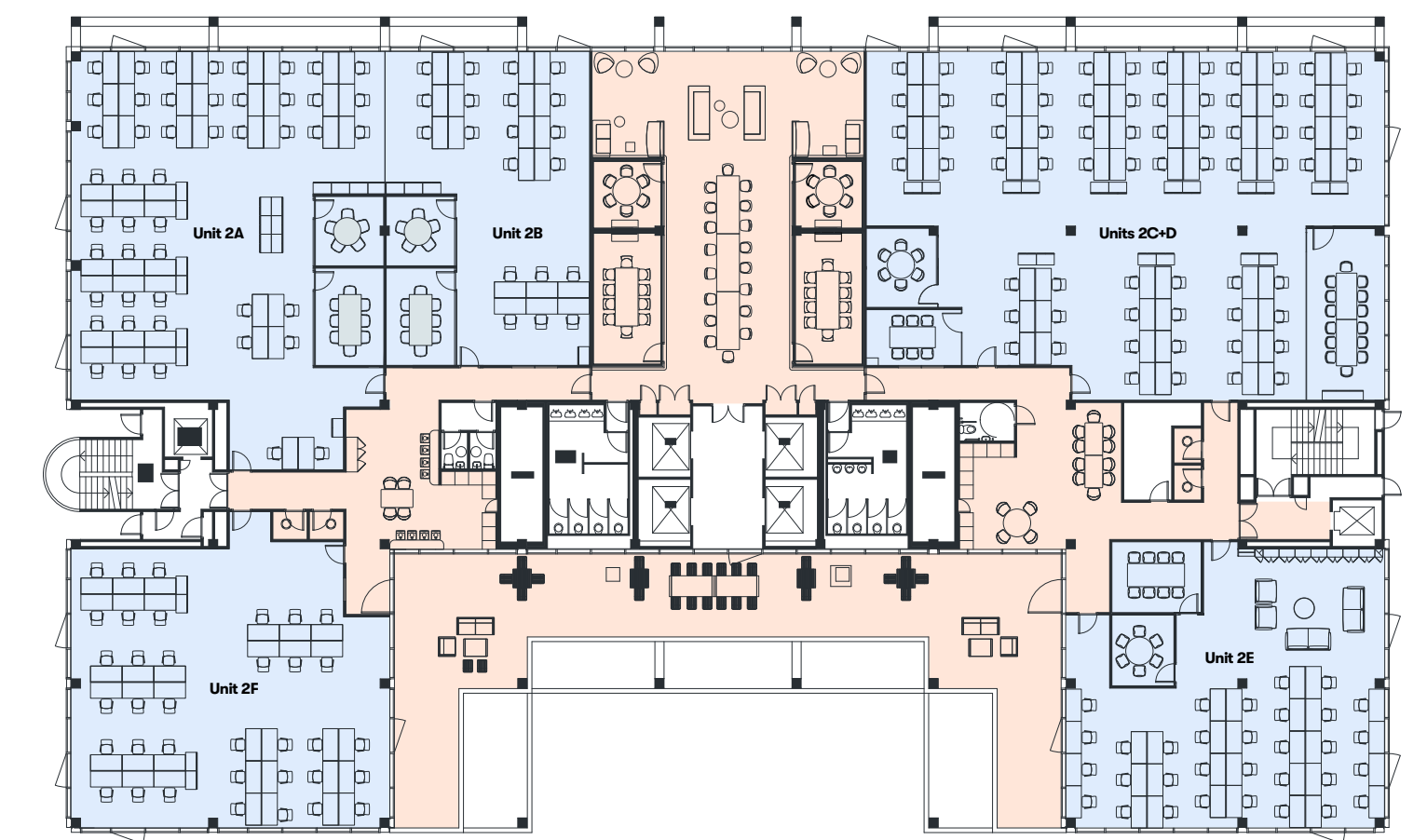


### Key

- Private space
- Shared space



**Level 4**  
 14,228 sq ft, max occupancy - 220  
 4x Large meeting rooms  
 6x Meeting room 4-6 seats  
 6x Phonebooths  
 Dedicated Kitchen  
 Divisible Units



**Level 2**  
 Units between 1,295 sq ft – 3,524 sq ft, occupancy 26 -76  
 Fully fitted  
 Multiple meeting rooms  
 Shared Lounge spaces  
 Shared Kitchens  
 Terrace

# BROADGATE - A PUBLIC ARENA FOR NEW FOOD, RETAIL AND CULTURE

Built around its public squares, Broadgate is the largest pedestrianised neighbourhood in central London. It offers wonderful places to stay, meet, eat, drink and relax – and the UK’s first and only Eatly Italian marketplace, will soon be adding to the huge variety of choices already at Broadgate.

The next wave of the £1.5 billion investment masterplan will follow the successful delivery of 1FA, 135 Bishopsgate and 100 Liverpool Street, adding 1m sq ft of new workspace and 75k sq ft of retail and leisure to the campus.

**30** NEW RESTAURANTS AND SHOPS HAVE COMMITTED TO BROADGATE IN THE LAST 3 YEARS

ALONG WITH **50** NEW OFFICE CUSTOMERS

## CONNECTIVITY

Liverpool Street Station plus Moorgate and Shoreditch High Street provide access to five tube lines; London overground; national trains; buses and Crossrail (opening 2022).

Farringdon	 	2 mins
Canary Wharf	 	6 mins
Bond Street	 	7 mins
Stratford	 	8 mins
Paddington	 	9 mins
Kings Cross St	 	10 mins
Euston	 	18 mins
Waterloo	 	22 mins
City Airport	 	25 mins
Heathrow	 	35 mins



100 LIVERPOOL STREET



1FA



135 BISHOPSGATE



# CONTACTS



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