



## TO LET

**40 Furnival Street,  
London, EC4A 1JQ**

**1,112 to 9,238 sq ft**

**Modern offices in the  
heart of Chancery Lane  
ranging from 1,112 to  
9,238 sq ft available on a  
floor by floor or whole  
building basis.**



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## Description

The building features three floors of contemporary office space spanning from the Ground to the 2nd floor, available either individually or together. The building offers an on-site commissionaire, communal meeting rooms, and breakout areas situated on the 3rd floor, fostering collaboration and convenience.

The office floors boast generous natural light, creating a bright working environment. Currently finished to Cat A standard, the space can also be tailored to a Plug & Play finish upon request, providing flexibility to meet your specific requirements.

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## Key points

- Air conditioning
- End of journey facilities
- Commissionaire
- 2 Minute walk to Chancery Lane Station
- Raised flooring
- Lift
- DDA



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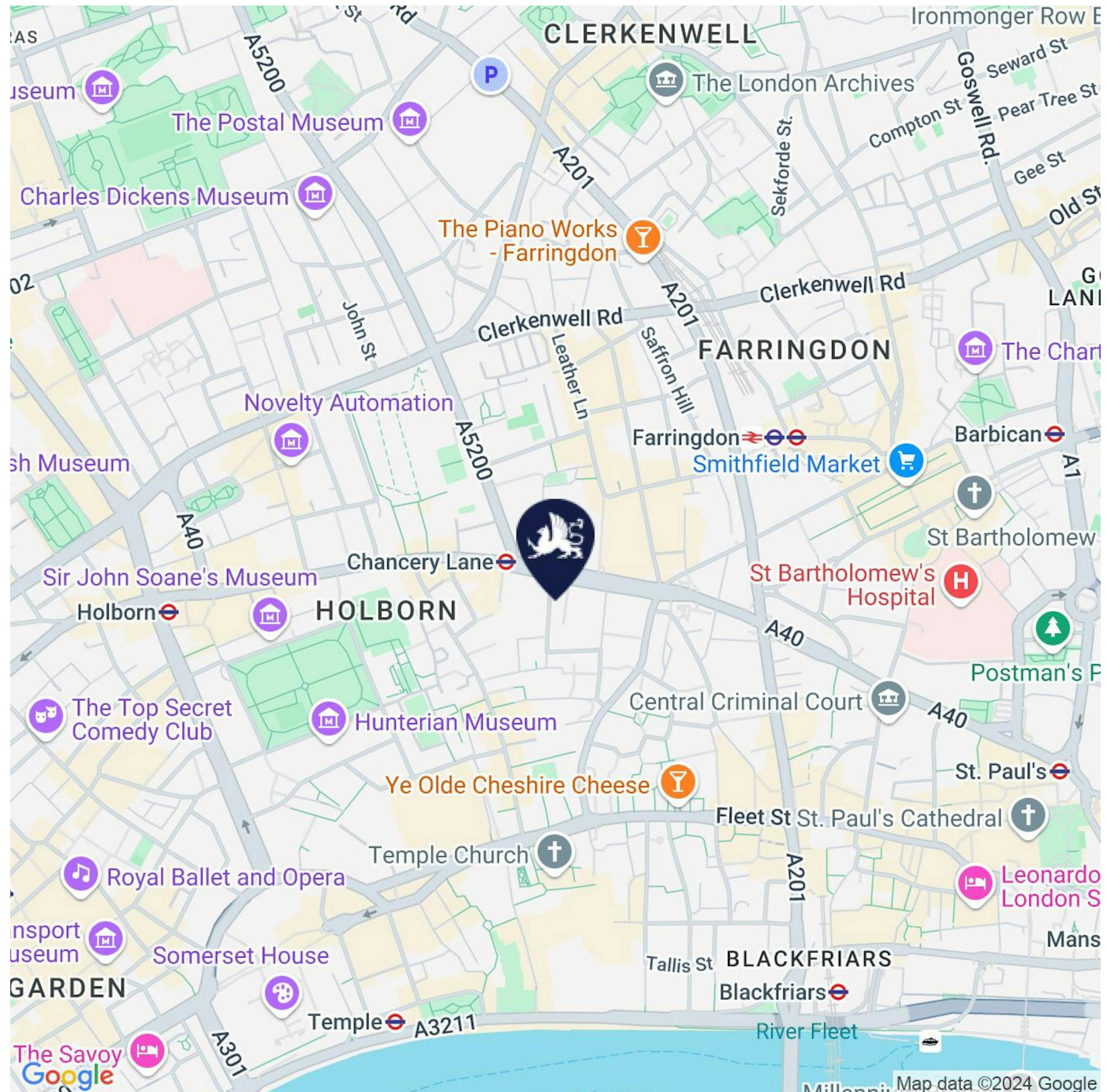
## Location

40 Furnival Street is well located with Chancery Lane Station (Central line) a 2 minute walk and Farringdon Station (Circle, Hammersmith & City, Metropolitan, Elizabeth and Thamelink lines) and Holborn Station (Central and Piccadilly lines) both a 10 minute walk. The building has access to a range of amenities from bars and restaurants such as Brasserie Blanche, Gaucho, and The Last Judgement to gyms and green spaces.

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## Transport Links

-  Chancery Lane 0.1 Miles
-  Farringdon 0.3 Miles
-  City Thameslink 0.4 Miles
-  Holborn 0.4 Miles





## Accommodation

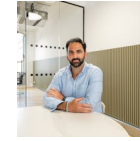
Name	sq ft	sq m	Availability
Ground	1,112	103.31	Available
1st	1,574	146.23	Available
2nd	1,537	142.79	Available
3rd	1,496	138.98	Available
4th	1,329	123.47	Available
5th	1,125	104.52	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£35 - £45 per sq ft Can be offered furnished subject to terms
Rates	£19 per sq ft Estimate
Service Charge	On application
VAT	Applicable
EPC	B (34)

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