

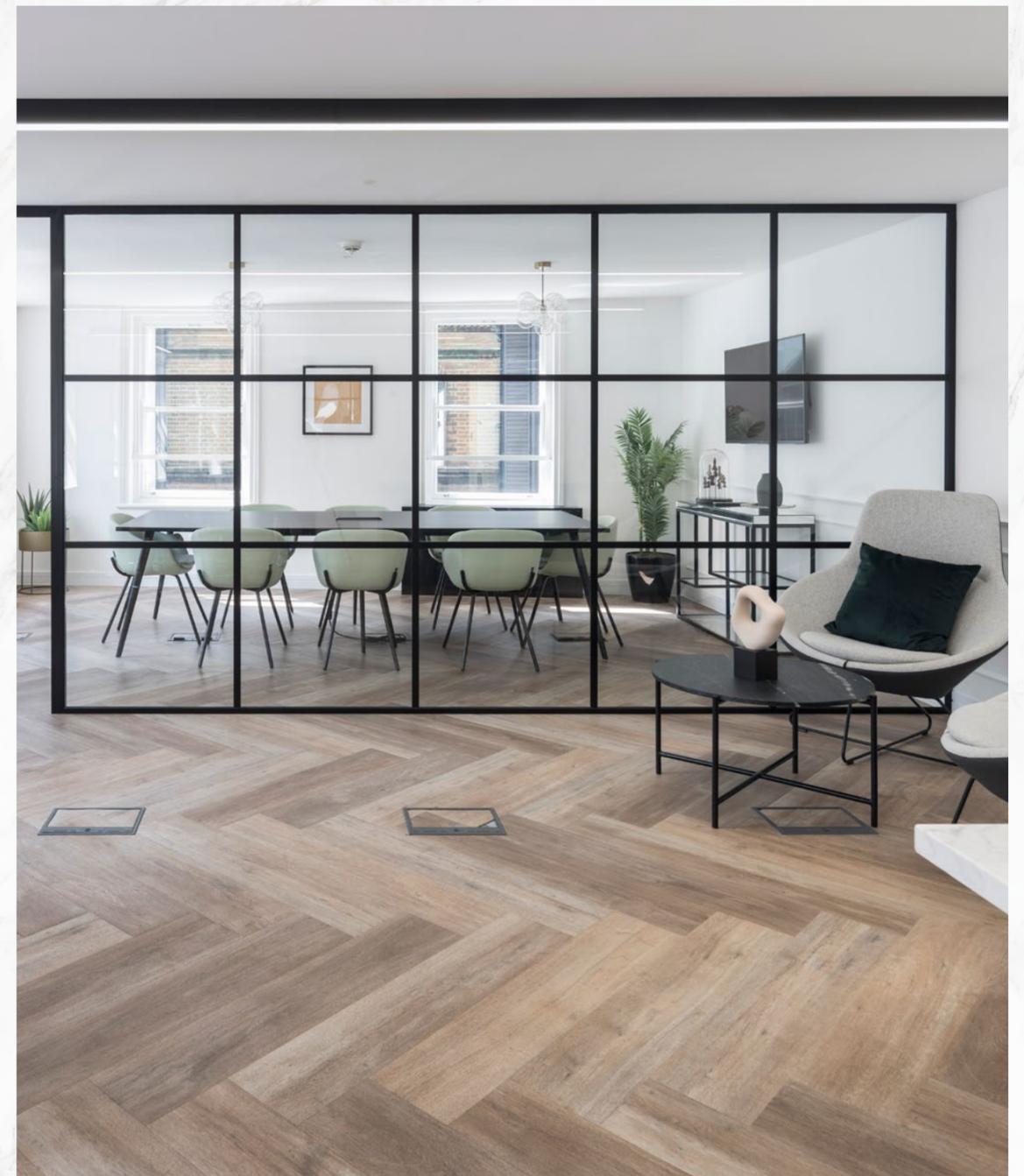
11 CURSITOR ST
LONDON EC4



THIS BEAUTIFUL AND SOPHISTICATED
BUILDING WITH NEW INTERIOR FITS
BEHIND A VICTORIAN FACADE WITH
AN ABUNDANCE OF CHARACTER,
LOCATED IN THE HEART OF LONDON'S
MIDTOWN AREA OFFERING GREAT
LINKS ACROSS THE CAPITAL

 COPTHALL
ESTATES





THE BUILDING HAS BEEN RECENTLY REFURBISHED AND OFFERS FULLY-FITTED MANAGED AND LEASED OPTIONS ACROSS MULTIPLE FLOORS



THE STUNNING GROUND AND LOWER GROUND FLOORS ALSO OFFER A UNIQUE OFFICE OPTION WITH A DEDICATED STREET ENTRANCE – A PERFECT UNIT FOR CREATING A BRANDED PRESENCE FOR YOUR BUSINESS



A SPECIFICATION TO MEET THE REQUIREMENTS OF ALL TYPES OF OCCUPIERS

Our buildings offer a modern office environment that have been extensively refurbished to a very high standard. They include a wide variety of facilities, services and are fully furnished ready for occupation.



Fully-Furnished



24/7 Access



High-Speed Internet*



Building Receptionist



HVAC Systems



Dedicated Meeting Rooms



Break-out Spaces



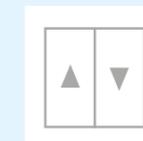
Dedicated Kitchen



Cycle Storage & Repair Station



Toilet, Shower & Locker Facilities



Passenger Lift

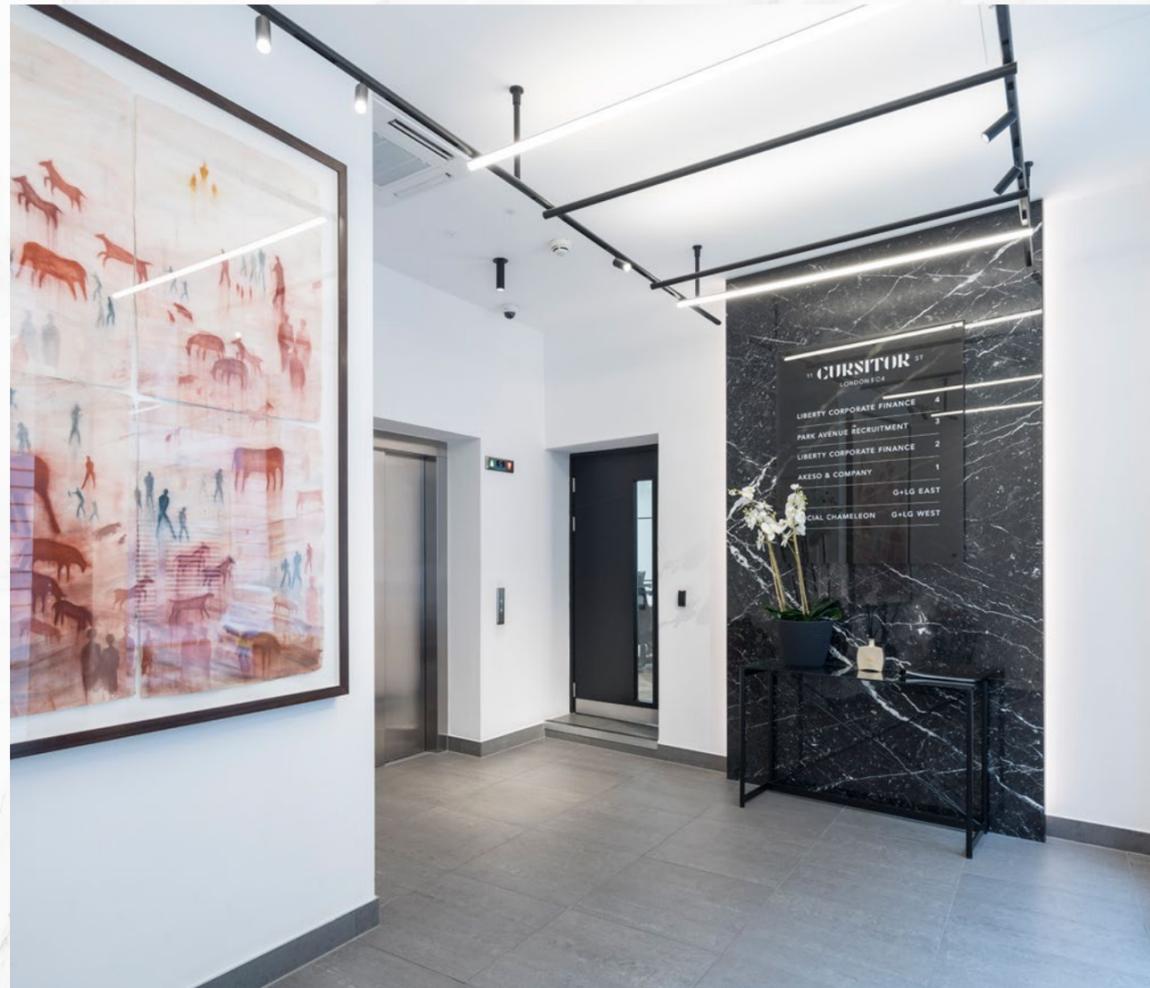


Daily Cleaning

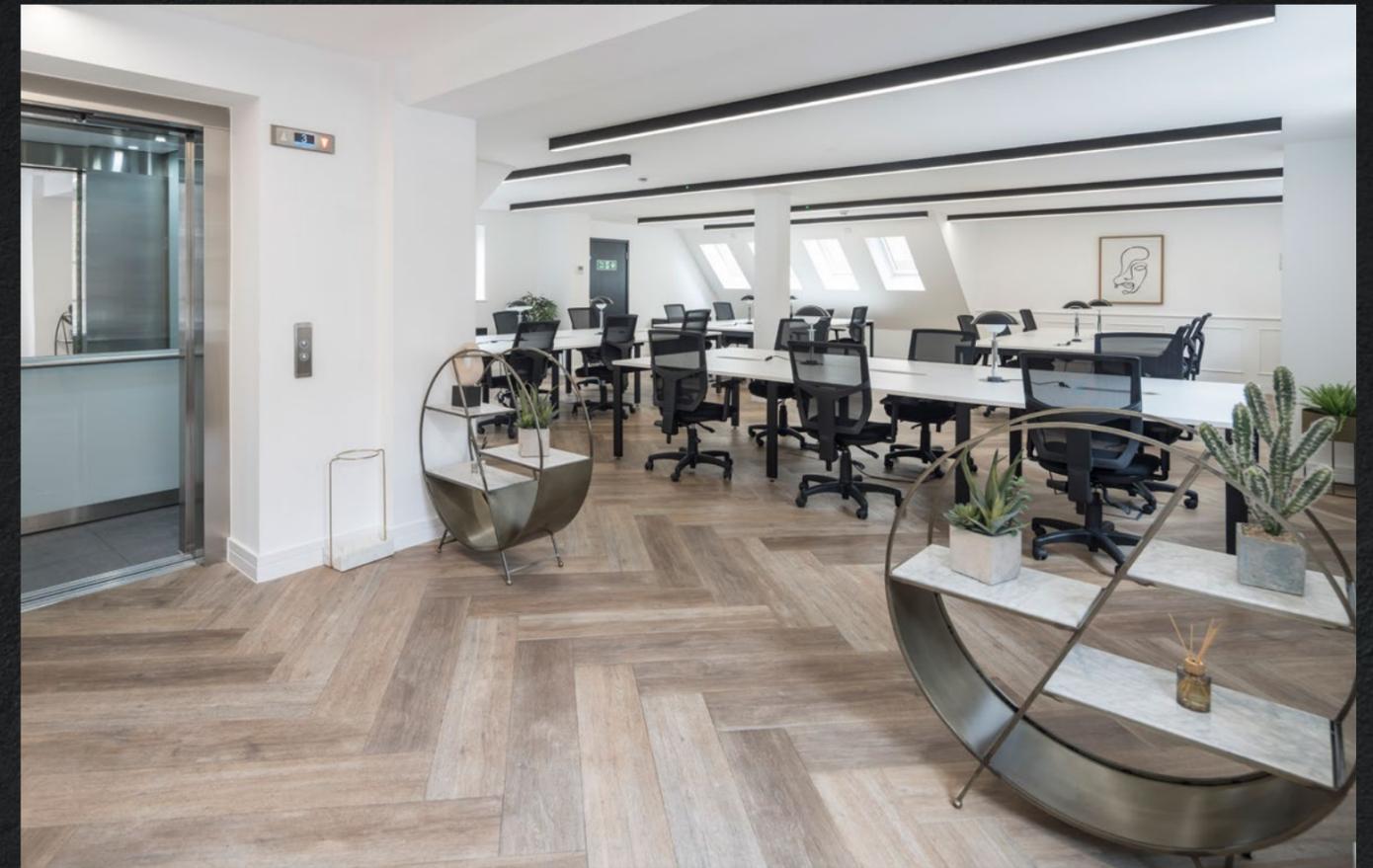
*High speed internet from 100mb dedicated bandwidth with upgrade options available



THIS BUILDING IS OFFERED TO OCCUPIERS ON THE BASIS OF A MANAGED AND TRADITIONAL LETTING ARRANGEMENT, WITH OPTIONS AVAILABLE ACROSS SINGLE OR MULTIPLE FLOORS ON FLEXIBLE TERMS, LEASED OPTIONS, SELF-CONTAINED AND FULLY-MANAGED ON YOUR BEHALF



The reception and common parts have been extensively refurbished in the summer of 2021 to allow for an exceptional entrance experience for tenants



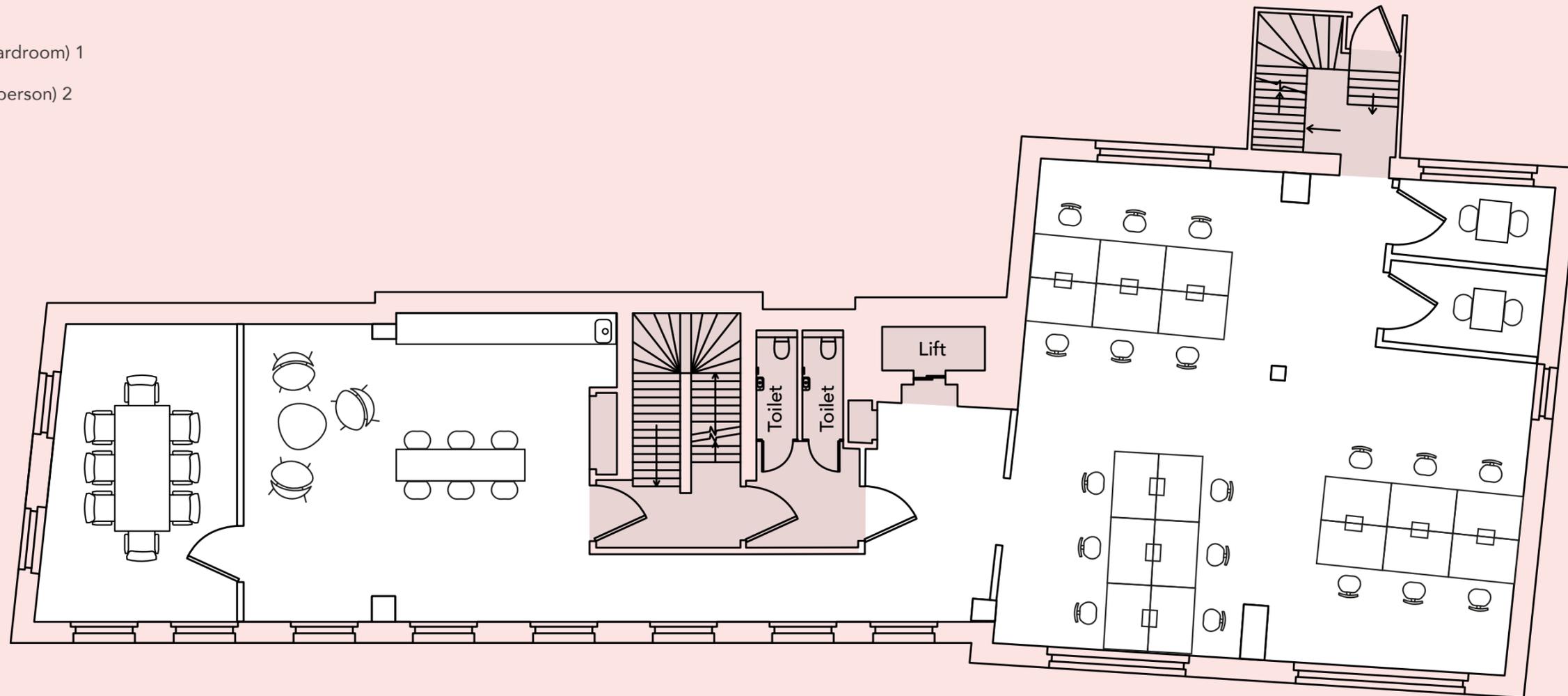
FLOOR	SQ M	SQ FT	STATUS
4TH	65.6	706	Available
3RD	156.9	1,689	Available
2ND	158.0	1,701	Available
1ST	157.6	1,696	Let
G+LG (EAST)	194.5	2,094	Available
G+LG (WEST)	117.9	1,269	Let
TOTAL AREA	839.7	9,039	

AVAILABLE ON FLEXIBLE TERMS FROM 24 MONTHS, PRICE ON APPLICATION



SECOND FLOOR – LAYOUT

- ▶ 1,701 sq ft / 158 sq m
- ▶ Workstations 18
- ▶ Meeting room (boardroom) 1
- ▶ Meeting rooms (2 person) 2
- ▶ Kitchen
- ▶ Break-out



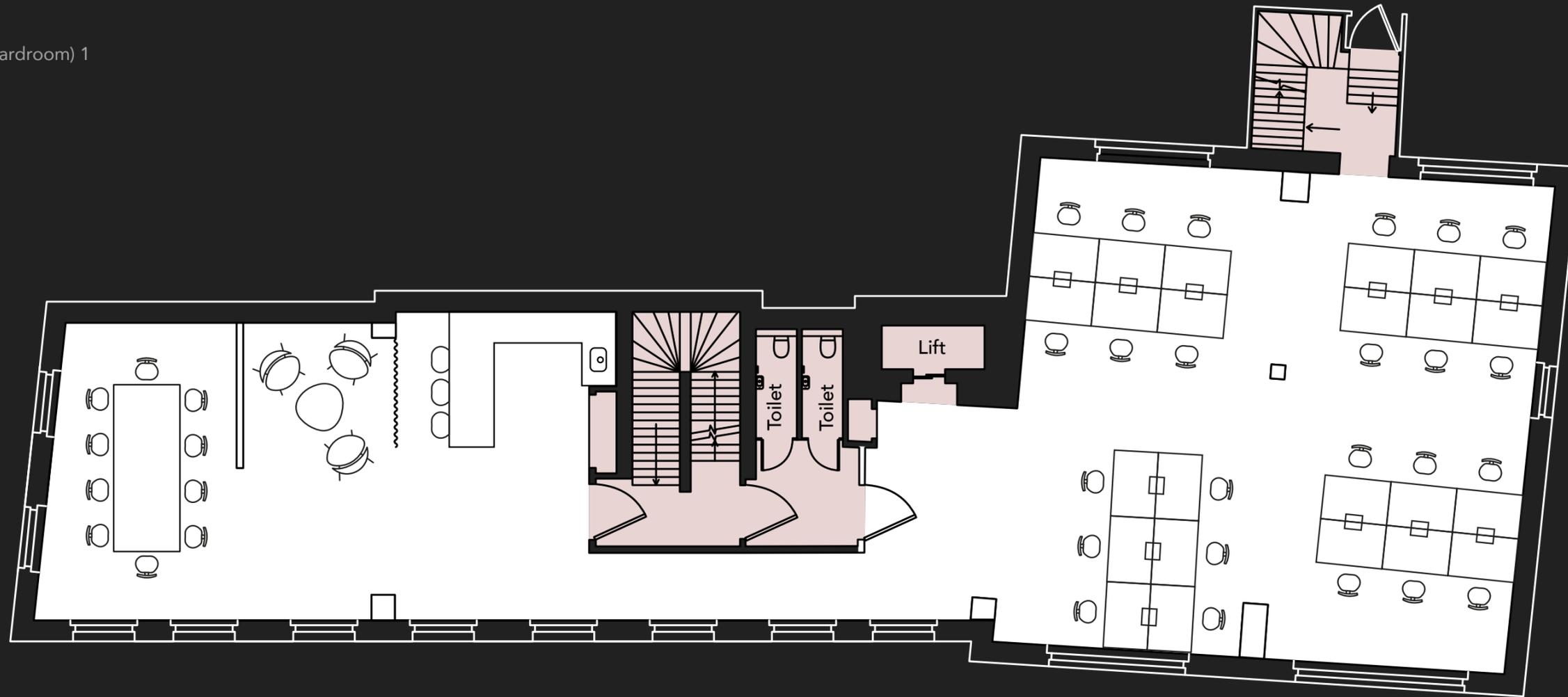
CURSITOR STREET





THIRD FLOOR – LAYOUT

- ▶ 1,689 sq ft / 157 sq m
- ▶ Workstations 24
- ▶ Meeting room (boardroom) 1
- ▶ Kitchen
- ▶ Break-out



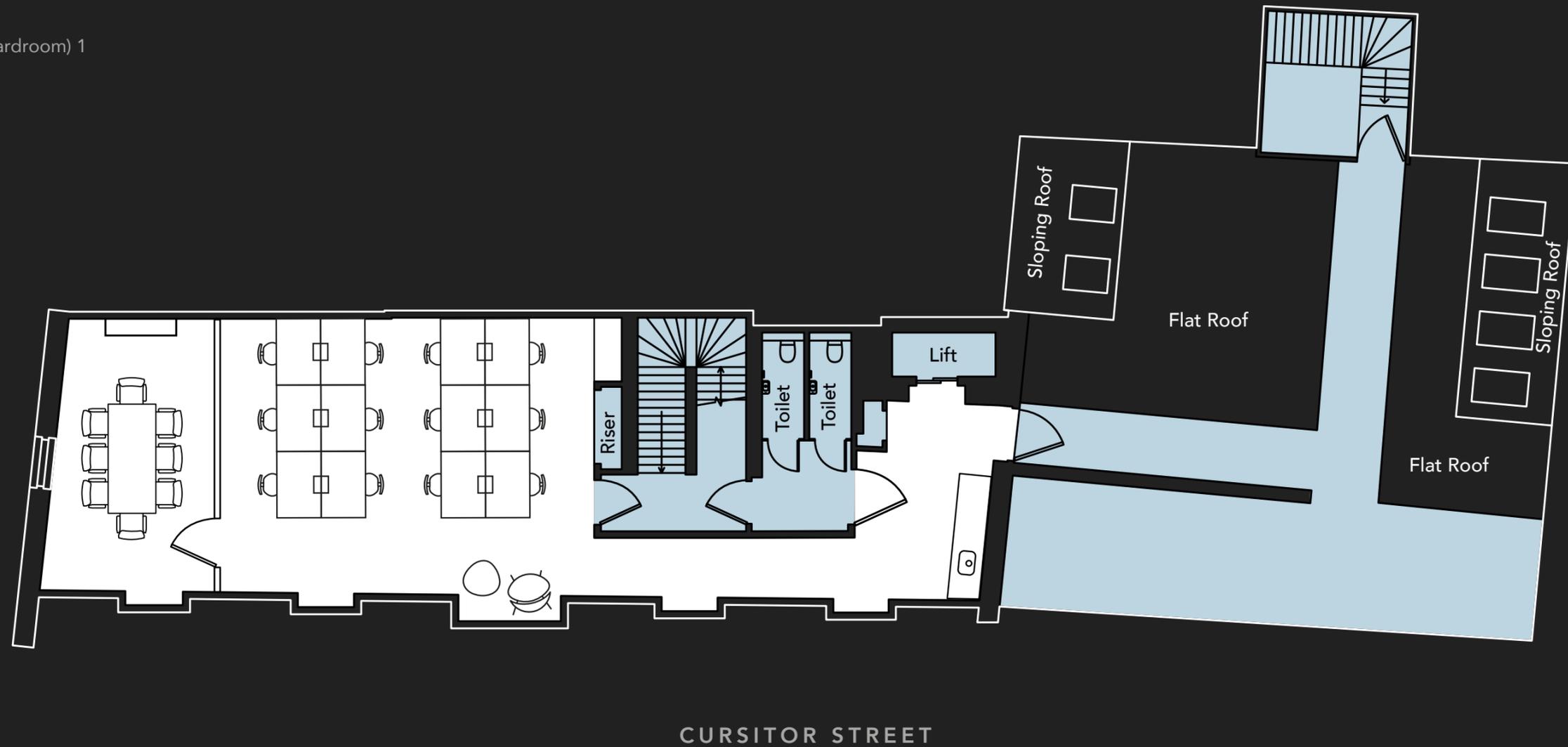
CURSITOR STREET





FOURTH FLOOR – LAYOUT

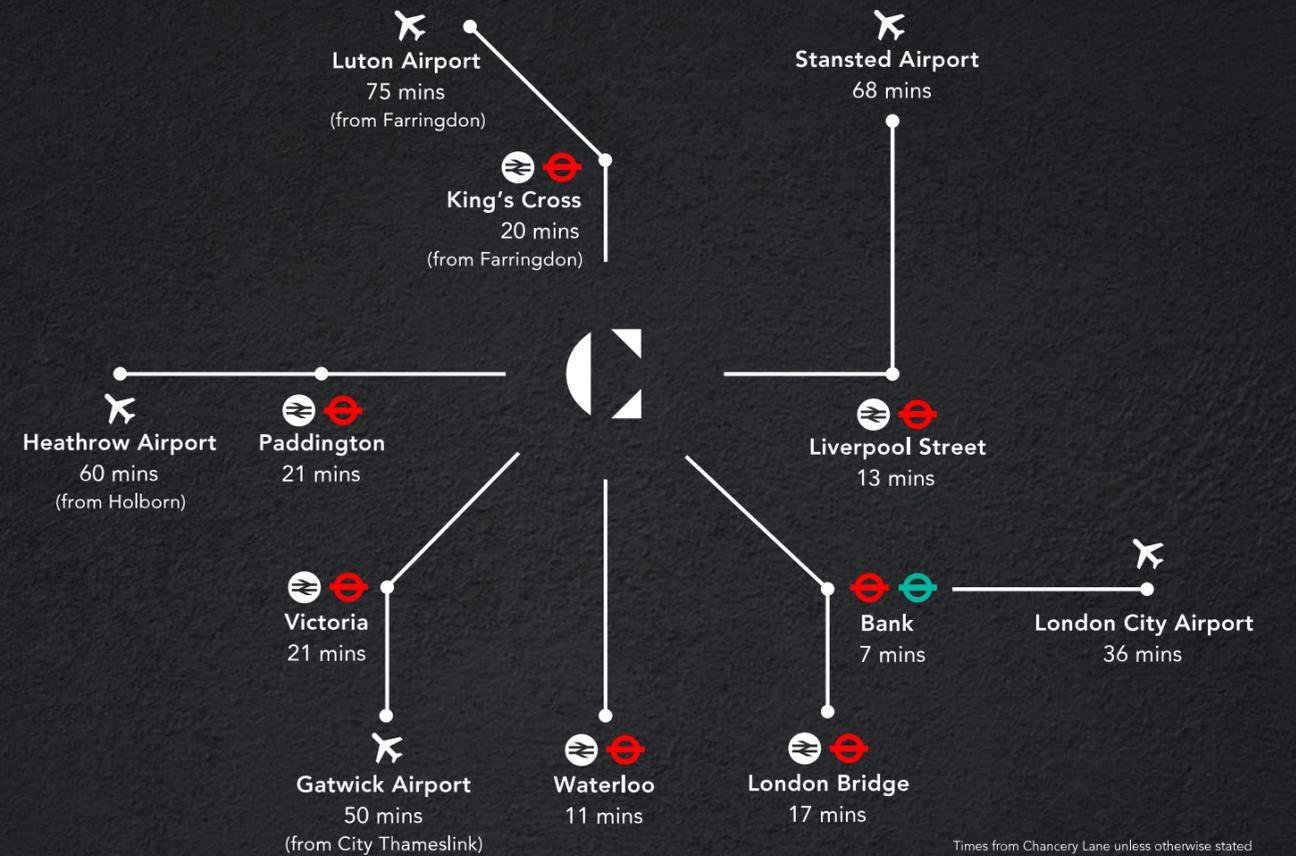
- ▶ 706 sq ft / 65.6 sq m
- ▶ Workstations 12
- ▶ Meeting room (boardroom) 1
- ▶ Kitchen
- ▶ Break-out



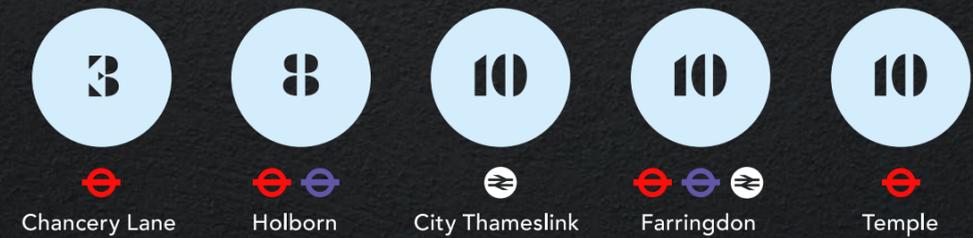


THE AREA HAS EXCEPTIONAL
TRANSPORT LINKS WITH A HOST OF
UNDERGROUND AND NATIONAL RAIL
LINES A SHORT DISTANCE AWAY

The Central, Piccadilly, Metropolitan, Circle and Hammersmith & City tube lines are all close by and with access to the Elizabeth Line and National Rail services Cursitor has all the connections you will need.

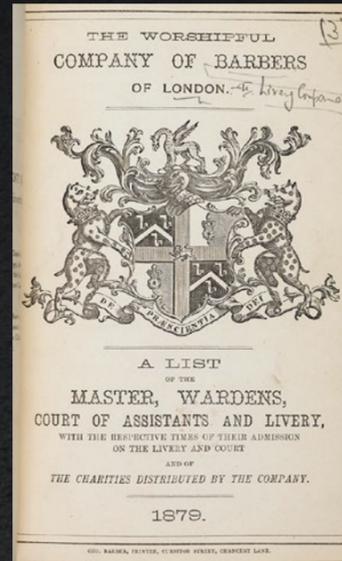


WALKING TIMES (MINS) FROM 11 CURSITOR STREET





Chancery Lane c. 1878



The building was listed as offices and a publishers in 1879

CURSITOR STREET IS CENTRALLY LOCATED IN BUSTLING MIDTOWN, DIRECTLY BETWEEN THE WEST END AND THE CITY OF LONDON

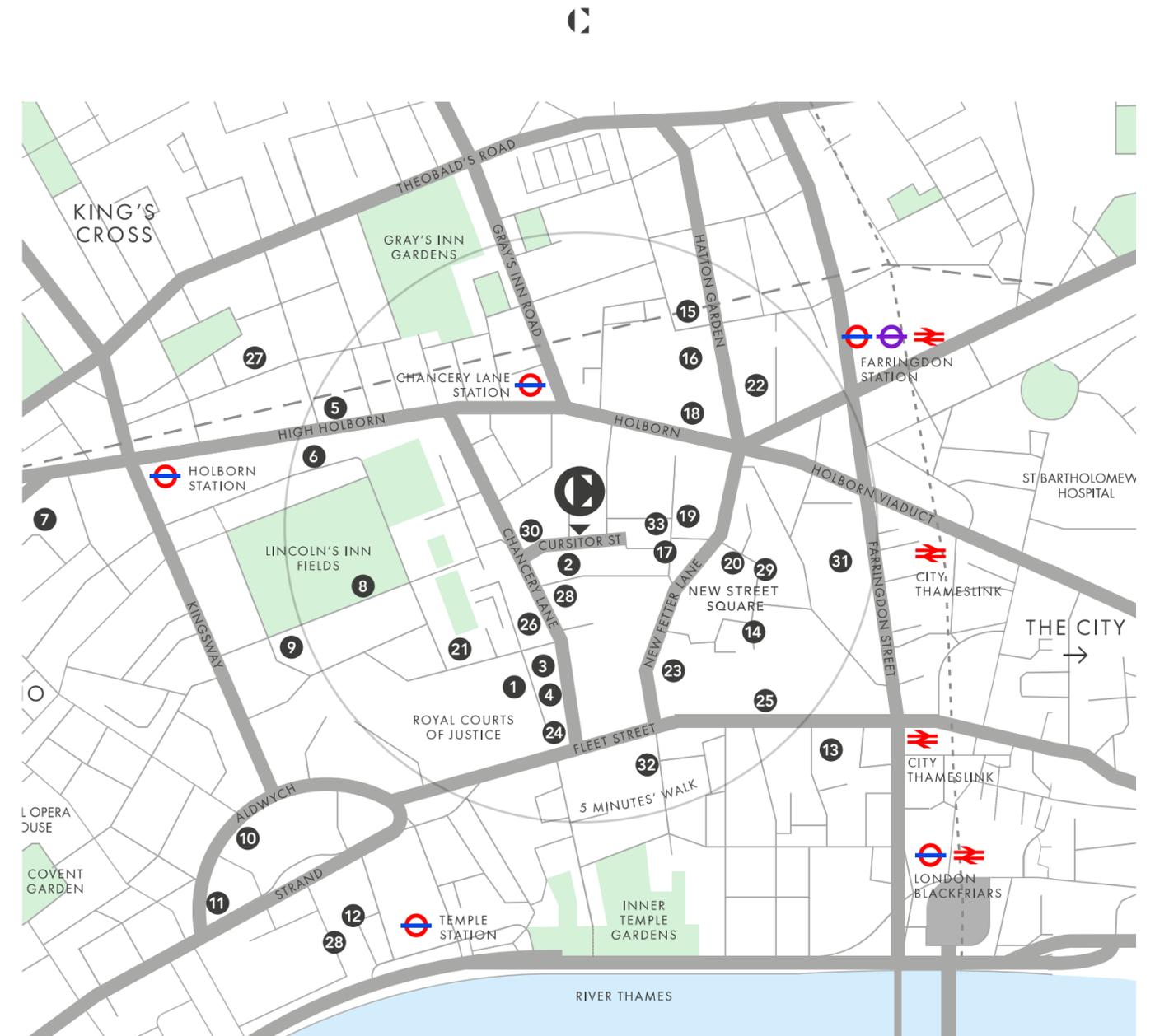
Just off Chancery Lane, Cursitor Street is a perfect central location for business, with access to the rest of London and further afield from a number of mainline and underground stations. The area is steeped in history with famous landmarks close by such as Lincoln's Inn Fields, St. Paul's and the Royal Courts of Justice, there are a variety of popular High Streets with an abundance of shops and restaurants.



St. Paul's Cathedral



Lincoln's Inn Fields offers an oasis of calm just a few minutes' walk away



RESTAURANTS

- 1 ▶ Gaucho
- 2 ▶ Shutters
- 3 ▶ The Law Society
- 4 ▶ Brasserie Blanc
- 5 ▶ Kimchee Restaurant/Bar
- 6 ▶ Holborn Dining Room / Rosewood Hotel
- 7 ▶ The Hoxton, Holborn Hotel
- 8 ▶ Fields Kitchen
- 9 ▶ Coopers
- 10 ▶ One Aldwych

- 11 ▶ Radio Rooftop
- 12 ▶ Somerset House / Spring
- 13 ▶ Lutyens
- 14 ▶ Natural Kitchen
- 15 ▶ Leather Lane Market
- 16 ▶ Bleeding Hart Yard

PUBS

- 17 ▶ The White Swan
- 18 ▶ Bounce
- 19 ▶ The Draft House
- 20 ▶ The Refinery
- 21 ▶ The Seven Stars
- 22 ▶ Ye Old Mitre
- 23 ▶ Editors Tap
- 24 ▶ The Old Bank of England
- 25 ▶ Ye Old Cheshire Cheese
- 26 ▶ The Knights Templar
- 27 ▶ The Bountiful Cow

OCCUPIERS

- 28 ▶ Kings' College London
- 29 ▶ Deloitte
- 30 ▶ Saatchi & Saatchi
- 31 ▶ Goldman Sachs
- 32 ▶ C Hoare & Co
- 33 ▶ LSE



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The Rosewood Hotel



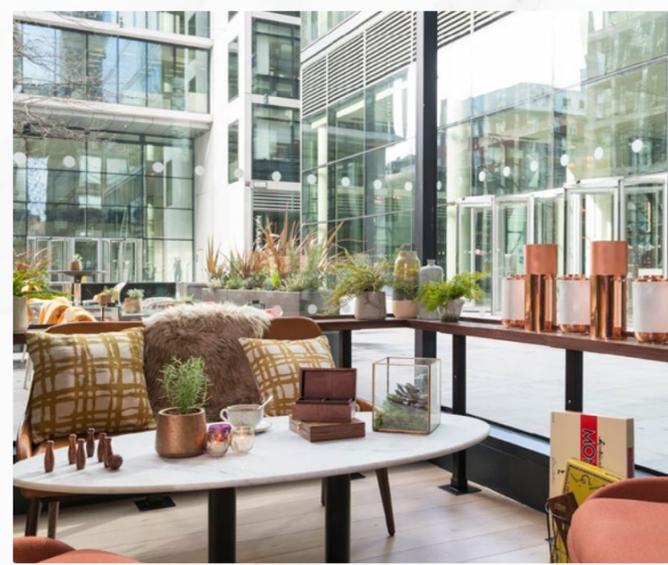
© The Refinery - Google Place

The Refinery at New Street Square



© The Refinery - Google Place

New Street Square is buzzing with international cuisine and retail, such as the Natural Kitchen



© The Refinery - Google Place

The Refinery at New Street Square



© The Last Judgment - Google Place

The Last Judgment Public House



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The area is home to a number of historic pubs including London's oldest, the Seven Stars



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Holborn Circus



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Leather Lane Market

LET US BE YOUR LANDLORD PARTNERS

WE OWN OUR BUILDINGS

- ▶ Direct contact with the building owner
- ▶ No ambiguity over responsibilities
- ▶ Efficient query resolution
- ▶ Access to quality communal amenities across the portfolio

WE MANAGE OUR BUILDINGS

- ▶ We can more effectively manage your end-to-end user experience
- ▶ One point of contact for all your office needs
- ▶ We fully control connectivity of all our buildings

WE ARE INVESTORS IN LONDON REAL ESTATE

- ▶ We offer options to grow within your desired location or across our London portfolio
- ▶ We have a network of trusted suppliers and service providers
- ▶ All our locations offer high-quality office accommodation tailored to the location in which they sit



11CURSITORSTREET.COM

For more information contact:



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enquiry@copthallestates.com

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