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# 43 Worship Street First Floor

Office Space Brochure



## 43 Worship Street, London, EC2A 2DU

43 Worship Street occupies a prime location just north of Finsbury Square. The building comprises of 7 large self-contained floors, offering a vast amount of natural light penetrating the space, all coming together to provide a professional and warm feel.

The space also includes a communal lounge, terrace and all hands area available privately on a fair use policy.

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## LOCATION

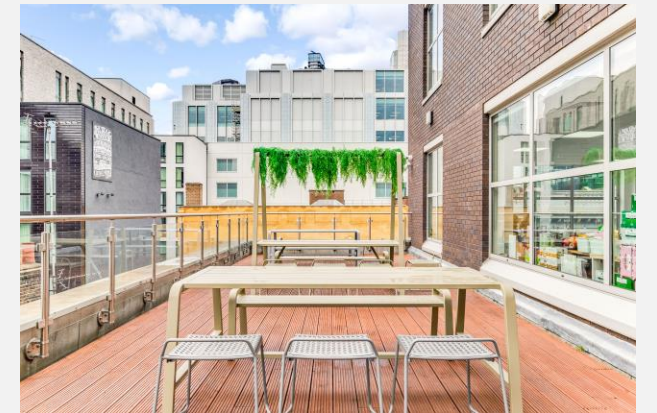
43 Worship Street is incredibly well connected, just a ten-minute walk from Old Street station, Liverpool Street, and Moorgate stations.

The building provides the perfect base with large modern floor spaces all self-contained allowing for a large open planned desk layout, internal meeting and board rooms, break-out areas and kitchenettes. This building offers all the facilities a company is looking for, including off-street bike storage, showers, bathroom facilities and a manned secure reception, providing the perfect base from which to explore, connect and forge a path for your brand.





# Inside 43 Worship Street















# Inside 43 Worship Street





# Key features

## Facilities

-  24 hour access
-  CCTV
-  Fully furnished
-  Showers
-  Bike storage
-  Cleaning
-  Manned reception
-  High speed internet
-  Communal outside area
-  Waste collection

## Nearest Stations

- Old Street    
- Liverpool Street    
- Moorgate  

The Business Centre is close to London Underground tube stations Old Street, Liverpool Street, and Moorgate.

**Nearest tube stations:** Old Street (London Overground, TFL Rail Northern Line), Liverpool Street (London Overground, TFL Rail, Central, Circle, Hammersmith and City, Metropolitan and Queen Elizabeth Line) Moorgate (London Overground, TFL Rail Northern, Hammersmith and City, Metropolitan Line)



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**DEPOSIT:** 2 months rent deposit + 1 months rent upfront (already paid)

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**MINIMUM TERM:** 24 months

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**INTERNET:** 200mb dedicated bandwidth provided to cabinet

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**FURNISHED:** Fully furnished standard desks & chairs

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**FACILITIES:** Own kitchenette

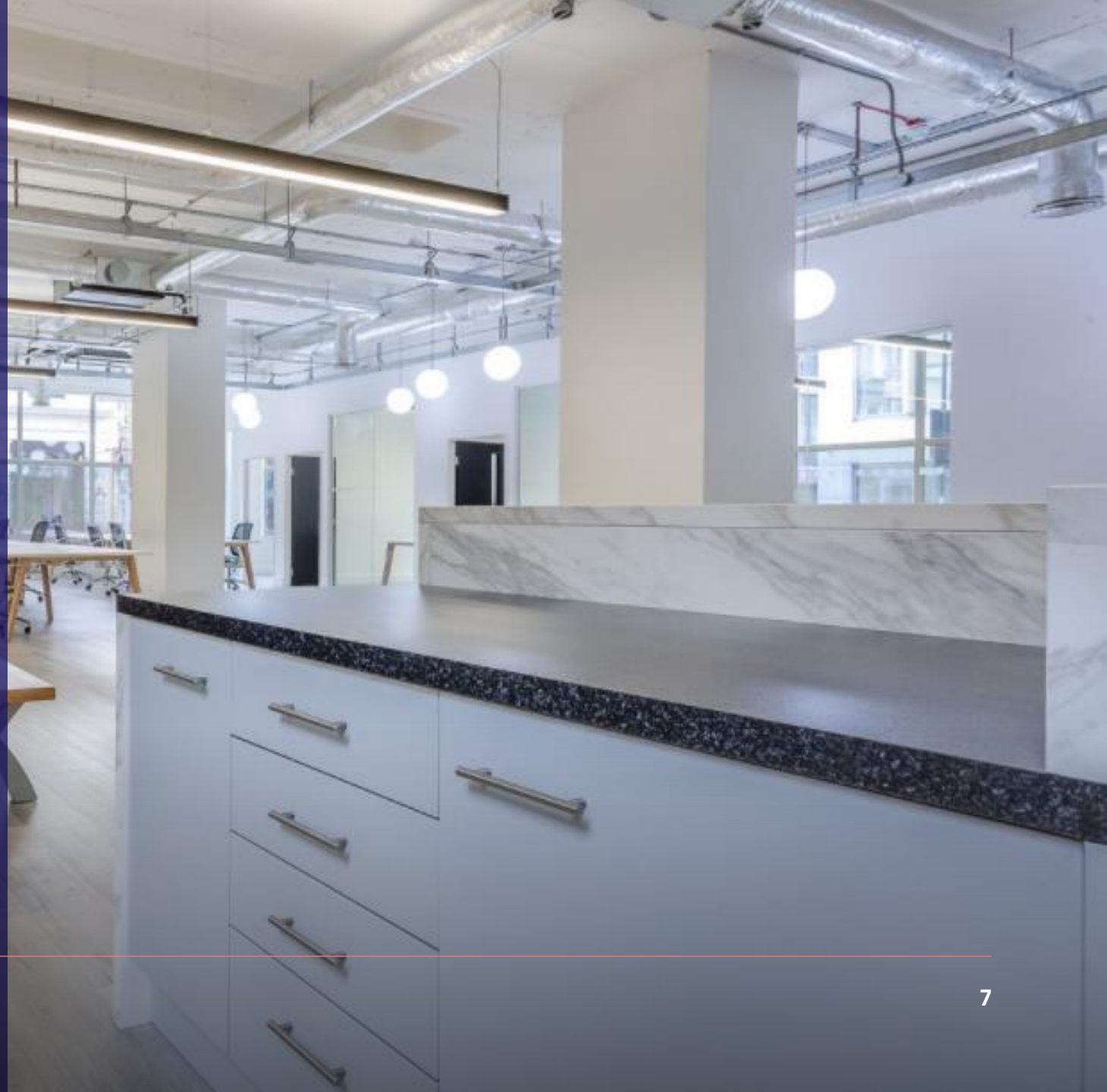
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**RECEPTION:** Manned reception with call answering service

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**SERVICES:** Cleaning twice a day

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## Example Virtual tour – 43 Worship Street







## Floor, Location, Size, Price

1<sup>st</sup> Floor

3,850 sq ft  
(self-contained)

£42,000  
+ VAT pcm

## Financials

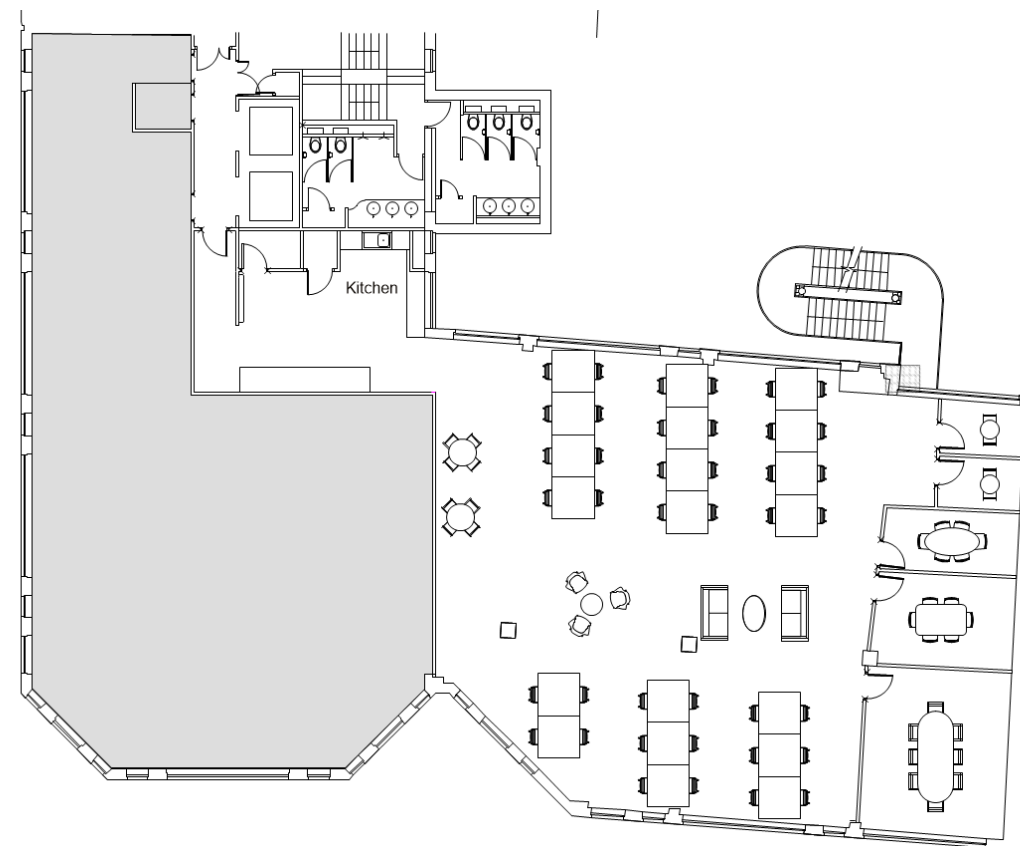
**START DATE:** January 2025

**TERM:** 24 months

**OFFICE SET UP:** Office layout taken as it is, additional rooms or amendments will be charged on a non-profit basis, material & labour

**INTERNET:** 200 mb dedicated bandwidth

EXAMPLE FLOOR PLAN

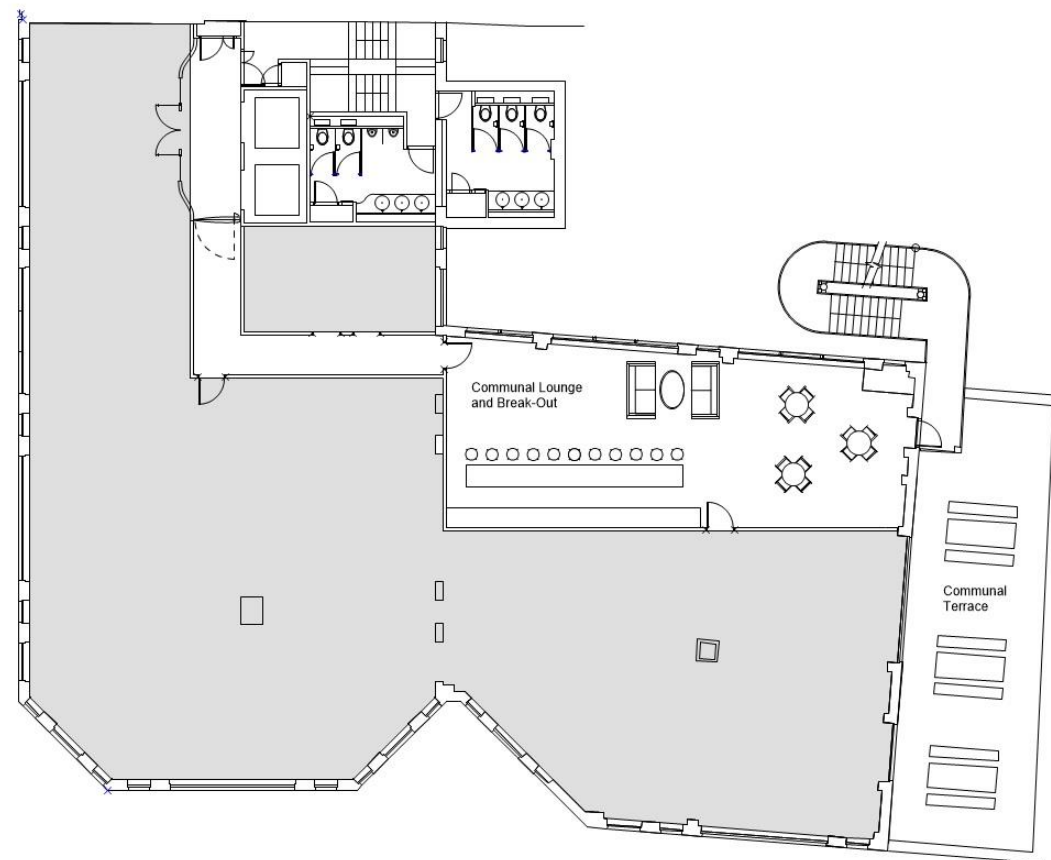




## Communal Lounge, Break-out and Terrace

Worship Street is designed to foster a sense of community and provide a comfortable and dynamic environment for employees to relax, collaborate, and recharge. The communal lounge serves as the heart of the workspace. Employees can gather here during breaks, engaging in casual conversations, enjoying a cup of coffee, or even participating in impromptu brainstorming sessions.

The terrace, an extension of the communal area, provides a breath of fresh air and a change of scenery. With comfortable seating, and panoramic views, it offers a serene outdoor retreat for employees to relax, socialize, and rejuvenate, enhancing their overall well-being.



**3<sup>rd</sup> Floor communal lounge, Break-out & Terrace**



# Communal Spaces Images



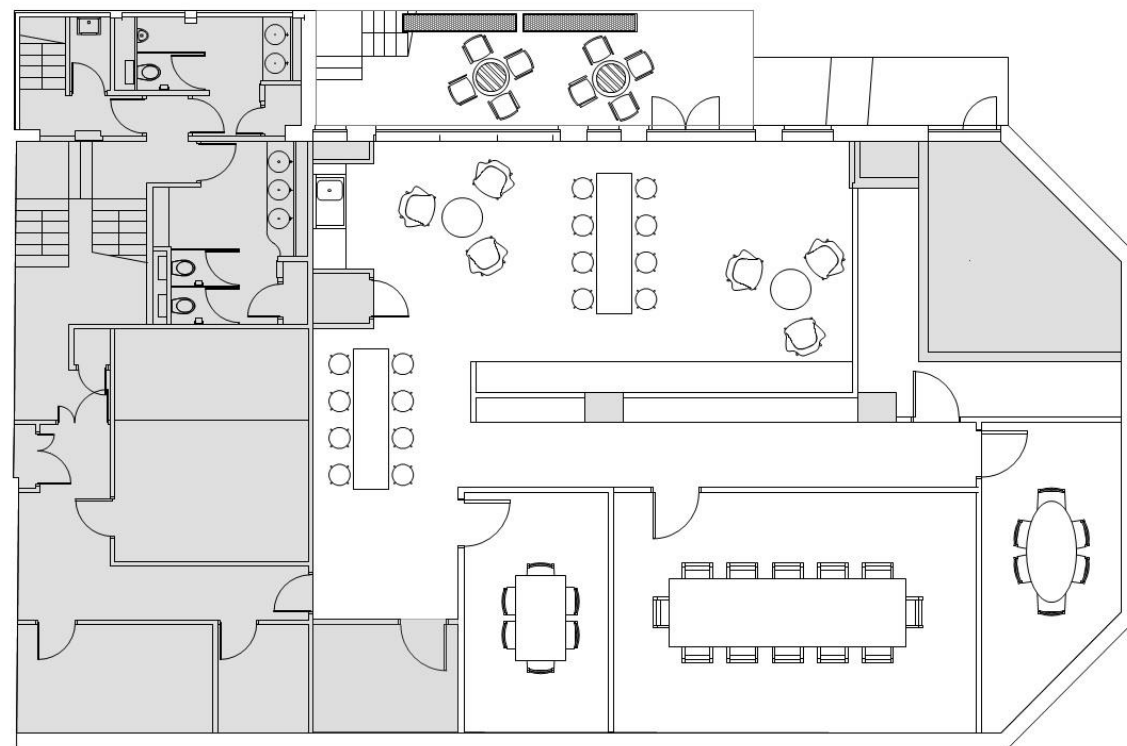


## Lower Ground All hands area

Communal meeting rooms and shared spaces play a vital role in fostering collaboration and productivity within a company. These versatile areas within Worship Street serve as hubs for brainstorming sessions, team meetings, and presentations, accommodating various group sizes and purposes.

Worship Street's Communal spaces such as the lounge, breakout areas, and open-plan collaboration zones encourage spontaneous interactions, enabling employees from different departments to connect, network, and share knowledge.

The space will be available for tenants to rent out for any occasion / event.



**Lower Ground Meeting Rooms & Communal Space**



## Lower Ground Meeting Rooms & Communal Space





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Get in touch and we can discuss your requirements or arrange a viewing to show you around your dream office space

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