

99 GRESHAM STREET, LONDON EC2

13,343 - 27,178 SQ FT



## DESCRIPTION

Situated in the heart of the City, this prestigious and striking HQ building has an elegant and period style façade.

The first floor benefits from a private terrace, and both floors are available in an open plan CAT A condition.

See your office space come to life. Configure™ is a tool that enables you as a prospective occupier to visualise and customise a series of potential CAT B fit-outs to suit your business needs.

## LOCATION

Situated on the corner of Gresham Street and Coleman Street, occupiers are perfectly positioned to enjoy a wide variety of cultural hotspots such as the Royal Exchange, Bloomberg Arcade and Leadenhall Market.

Getting around is easy with Bank station only a 2 minute walk away and nearby Moorgate (5 min walk) provides access to the Elizabeth Line. Monument, Cannon Street, Mansion House and Liverpool Street are all within easy reach too.

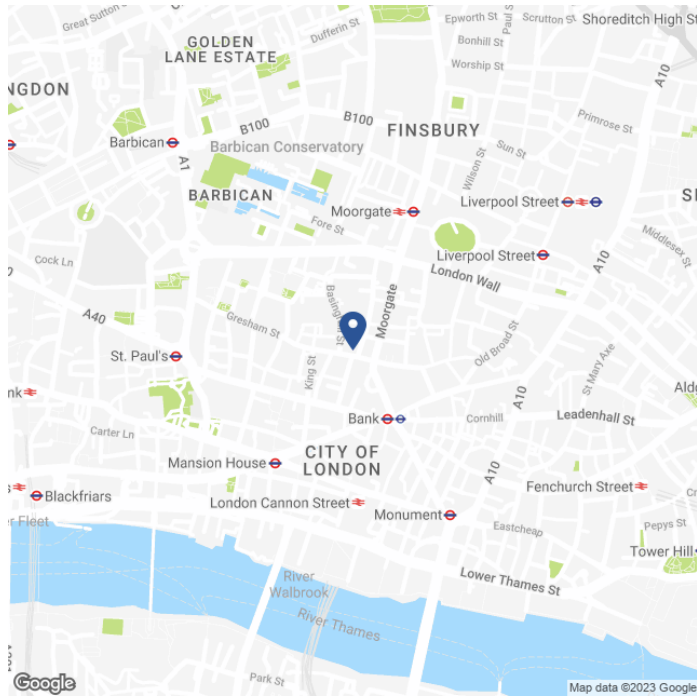
## SPECIFICATION

- Private terrace on First Floor
- BREEAM 'Excellent'
- Wired Score Gold
- Manned reception
- Four pipe fan-coil air conditioning
- 2.7m floor to ceiling height
- 150mm raised floor
- LED lighting
- 3 x 13-person passenger lifts
- Goods lift
- End of trip facilities provide 79 cycle spaces, 11 shower/changing rooms, drying room and 136 lockers
- Car and motorcycle parking with EVC points

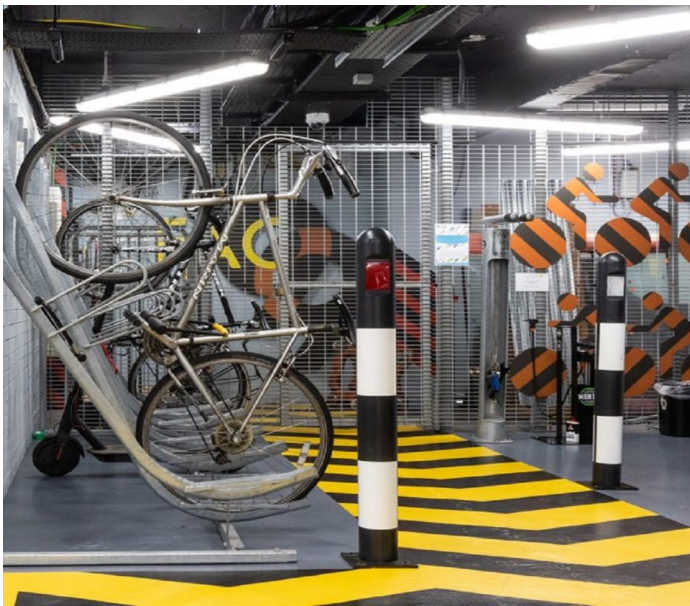
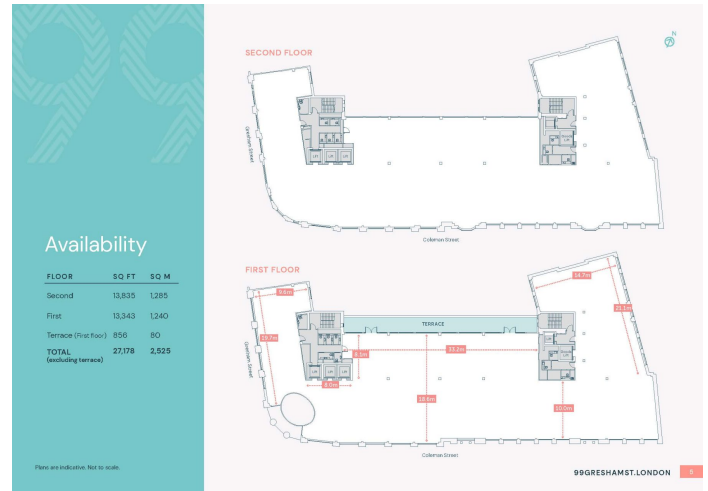
## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
SECOND	13,835	1,285
FIRST - TERRACE	13,343	1,240
TOTAL	27,178	2,525

## MAP



## FLOOR PLANS



## TENURE

Lease: New Lease for a term by arrangement direct from the Landlord.

Rent: £TBC per sq ft.

Rates Estimate: £26.50 per sq ft

Service Charge: £12.07 per sq ft.

VAT: Elected.

EPC: B50.

## CONTACT

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## JOINT AGENT

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## FURTHER INFORMATION

