

52-54 GRACECHURCH STREET,
LONDON EC3

958 - 4,917 SQ FT



DESCRIPTION

High quality office accommodation situated in a prime City of London Location. Highly efficient floor plates with excellent natural light.

The Part 7th floor benefits from views towards the Shard and has been refurbished to provide a fully fitted and furnished office with meeting room, 10 workstations and kitchen.

The Part 6th floor has been refurbished and benefits from exposed services and a kitchen/breakout area.

The Part 2nd floor is fitted with three meeting rooms and a new kitchen.

All tenants benefit from a communal break out space, 'The Hub' on the Lower Ground.

LOCATION

Prominently Located on the South East side of Gracechurch Street, at the junction of King William Street, Cannon Street and Eastcheap.

Transport communications are excellent with Monument, Bank, Cannon Street and Fenchurch Street stations all within a three minute walk. London Bridge is also within easy walking distance.

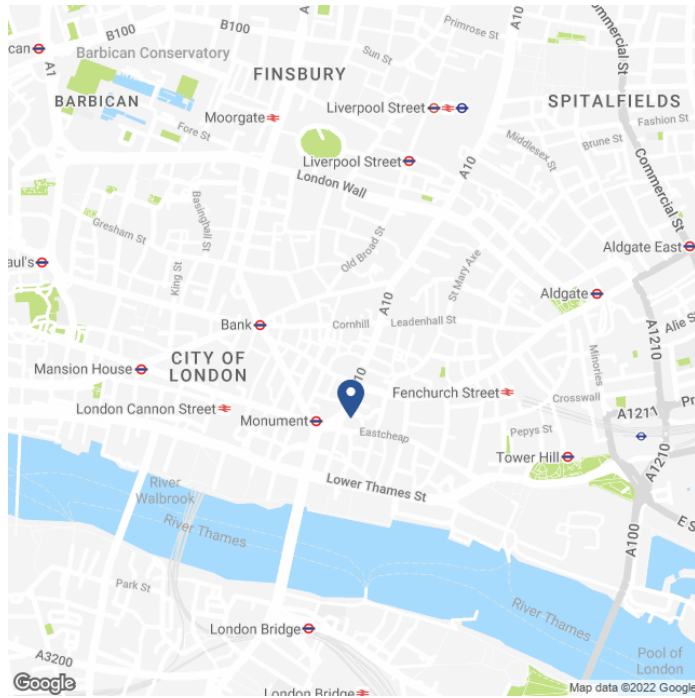
SPECIFICATION

- Preinstalled fibre.
- Air conditioning.
- Exposed services on Part 6th.
- LED lighting.
- Raised access floors.
- Manned reception.
- 24 hour access.
- Showers and cycle storage.
- Communal tenant breakout / kitchen area.

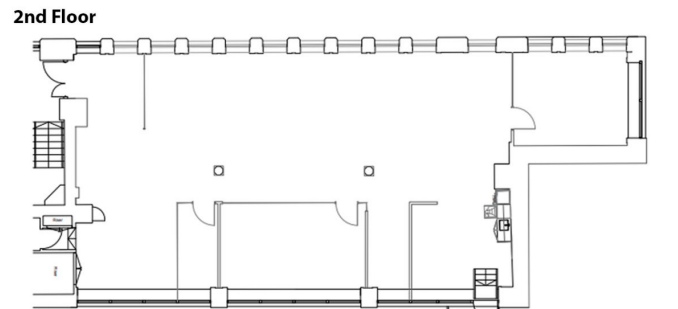
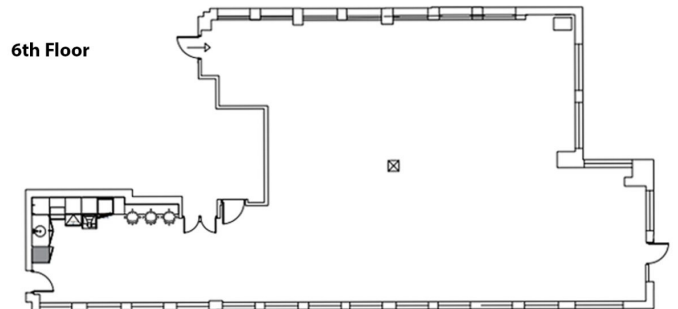
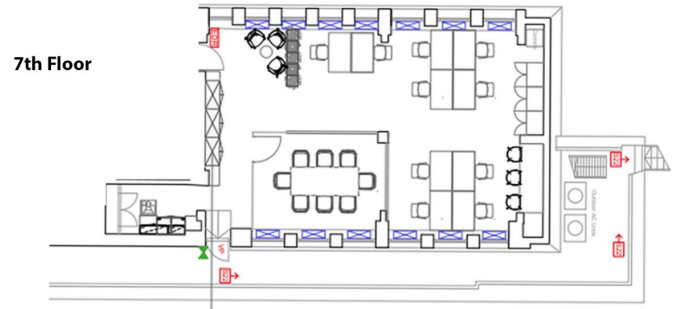
AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
PART SEVENTH (EAST)	958	89
PART SIXTH (EAST)	1,732	161
PART SECOND (EAST)	2,227	207
TOTAL	4,917	457

MAP



FLOOR PLAN



TENURE

Lease: New Lease for a term by arrangement from the landlord.

Guide Rent: £TBC per sq ft.

Rates Estimate: £21.07 per sq ft. (7th), £23.56 per sq ft. (6th), £24.92 per sq ft. (2nd),

Service Charge: £15.27 per sq.ft.

VAT: Elected.

EPC Rating: C74.

CONTACT

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FURTHER INFORMATION

