

52-54 GRACECHURCH STREET,
LONDON EC3

2,118 SQ FT



DESCRIPTION

High quality, recently refurbished office accommodation situated in a prime City of London location.

Upper floors provide highly efficient floor plates with excellent natural light.

LOCATION

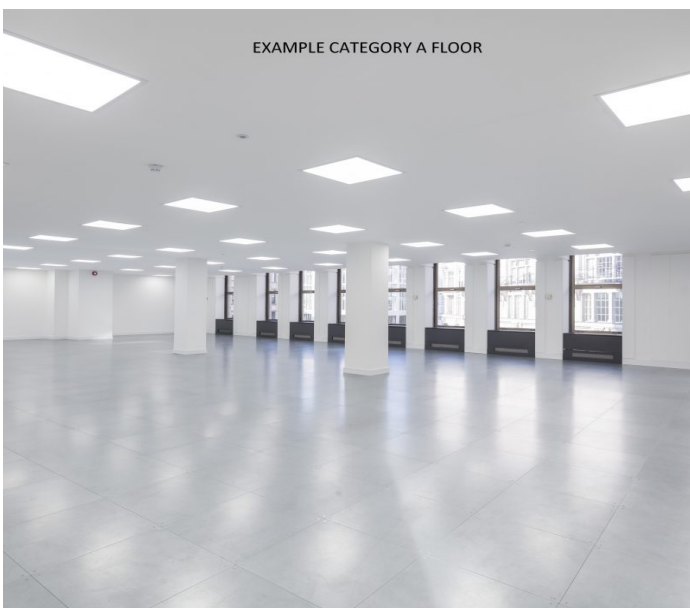
Prominently located on the South East side of Gracechurch Street, at the junction of King William Street, Cannon Street and Eastcheap. Transport communications are excellent with Monument, Bank, Cannon Street and Fenchurch Street stations all within a three minute walk.

SPECIFICATION

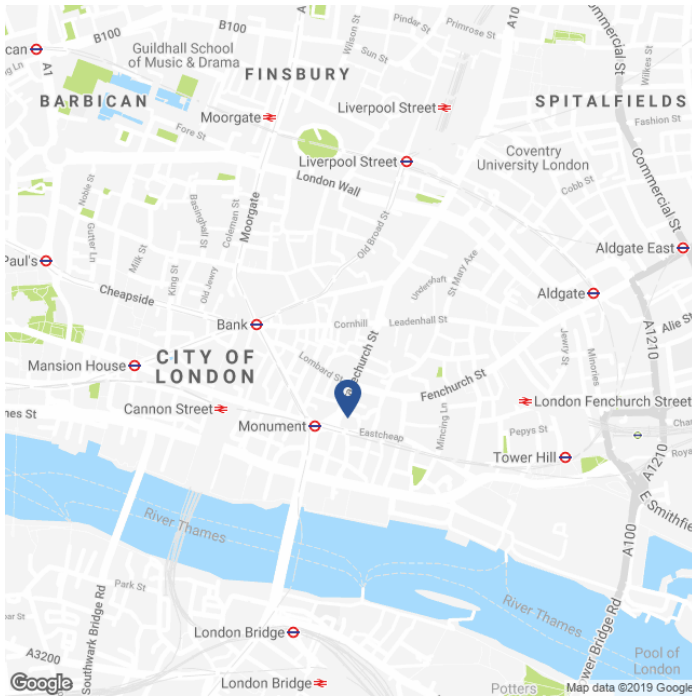
- Under refurbishment to Category A.
- Air conditioning.
- New plasterboard ceilings.
- New LED lighting.
- New raised access floors.
- Manned reception.
- 24 hour access.
- Showers and cycle storage.
- Communal tenant breakout / kitchen area.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
PART THIRD (EAST)	2,118	197
TOTAL	2,118	197



MAP



TENURE

Lease:	New Lease for a term by arrangement from the landlord.
Available	September 2019.
Guide Rent:	£57.50 per sq ft
Rates Estimate:	£23.27 per sq ft.
Service Charge:	£11.50 per sq.ft.
VAT:	Elected.
EPC Rating:	E103.

CONTACT

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