

I GEORGE YARD, LONDON EC3

1,939 SQ FT



DESCRIPTION

One George Yard is a boutique office development located in an attractive discreet courtyard within the heart of the City. The building has been comprehensively re-developed.

The sixth floor is newly fitted out with two meeting rooms, a kitchen/breakout and 20 desks in open plan.

LOCATION

One George Yard benefits from excellent transport communications with Bank/Monument (Central, Circle, District, DLR, Northern, Waterloo & City), Cannon Street (National Rail), Fenchurch Street (National Rail) and Liverpool Street (Central, Circle, Hammersmith & City, Metropolitan and forthcoming Elizabeth line) stations all in close proximity.

SPECIFICATION

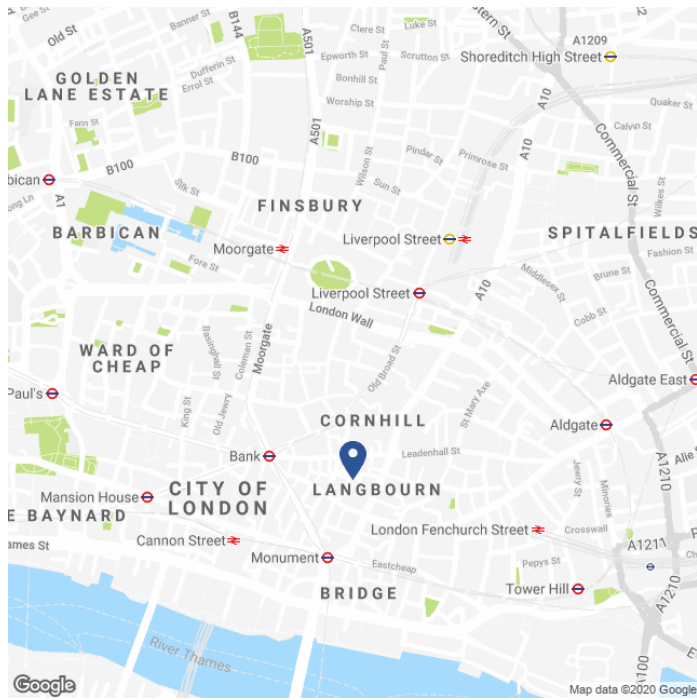
- Newly fitted out top floor office.
- Newly remodeled reception.
- 100 MB fibre line.
- Excellent natural light.
- Air conditioning.
- New LED lighting.
- New suspended ceilings and raised floors.
- 2 x 8 person passenger lifts.
- New WC's, showers, bike racks and lockers.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
SIXTH	1,939	180
TOTAL	1,939	180

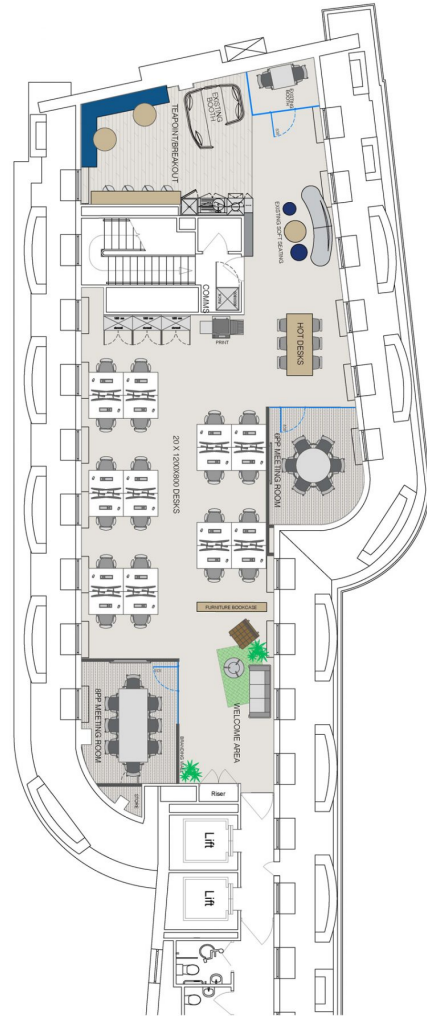


MAP



FLOOR PLAN

Sixth Floor Indicative Layout



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Available:	Immediately.
Guide Rent:	£70.00 per sq ft.
Rates Estimate:	£23.25 per sq ft.
Service Charge:	£14.50 per sq ft.
VAT:	Elected.
EPC:	C62.

CONTACT

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FURTHER INFORMATION

