

I GEORGE YARD, LONDON EC3

2,678 SQ FT



DESCRIPTION

One George Yard is located in an attractive discreet courtyard within the heart of the City.

The 2nd floor is currently undergoing refurbishment and will be fully fitted out with two meeting rooms, two phone booths, 26 desks, kitchen and break out areas. Ready for occupation January 2023.

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 Elizabeth Line) stations all in close proximity.

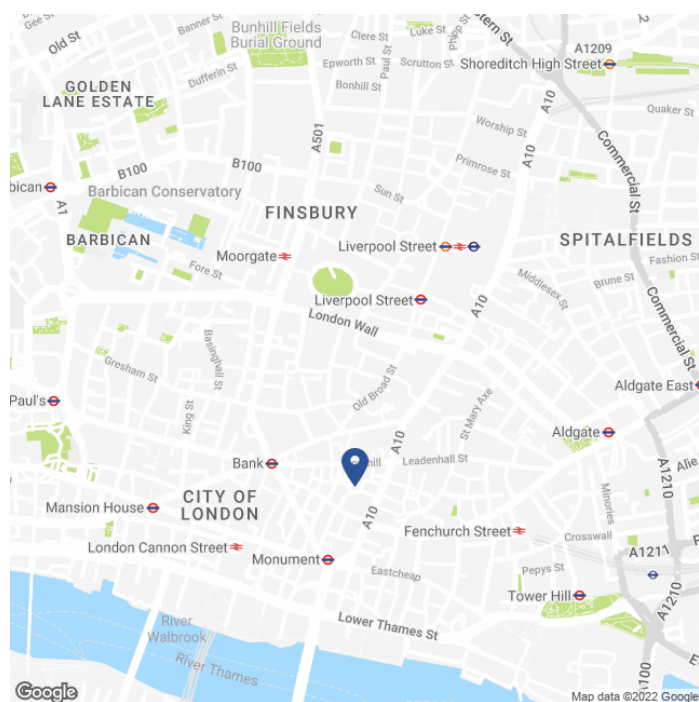
SPECIFICATION

- Newly fitted out and furnished.
- Excellent natural light.
- Air conditioning.
- LED lighting.
- Manned reception.
- 2 passenger lifts.
- Showers.
- Bike storage.

AVAILABLE ACCOMMODATION

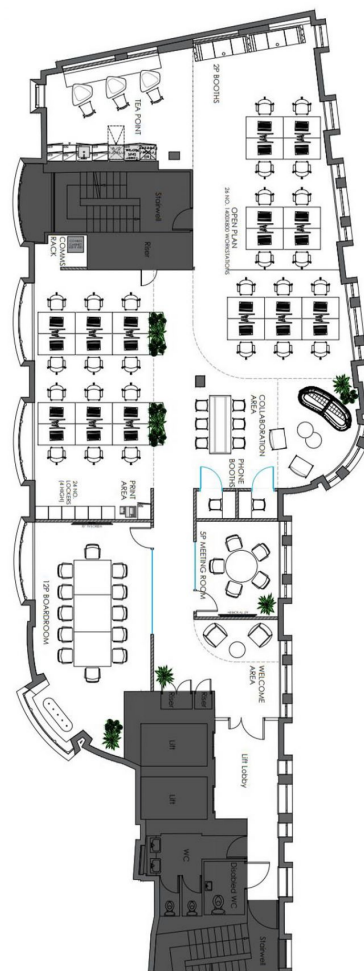
FLOOR	SQ FT	SQ M
FIFTH - LET	2,525	235
SECOND - COMING SOON	2,678	249
TOTAL	5,203	483

MAP



FLOOR PLAN

Second Floor



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Guide Rent:	£TBC per sq ft.
Rates Estimate:	£26.00 per sq ft (2nd floor).
Service Charge:	£TBC per sq ft.
VAT:	Elected.
EPC:	C62.

CONTACT

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