

## 1 GRACECHURCH STREET, LONDON EC3

811 SQ FT



### DESCRIPTION

1 Gracechurch Street is a refurbished self-contained office building arranged over five floors with excellent natural daylight and attractive views over St. Peter's Church and Leadenhall Market.

### LOCATION

A prominently located position on the North West side of Gracechurch Street opposite the entrance to Leadenhall Market. Public transport links are excellent with Bank, Monument, Cannon Street, Liverpool Street and Fenchurch Street stations all within a five minute walk.

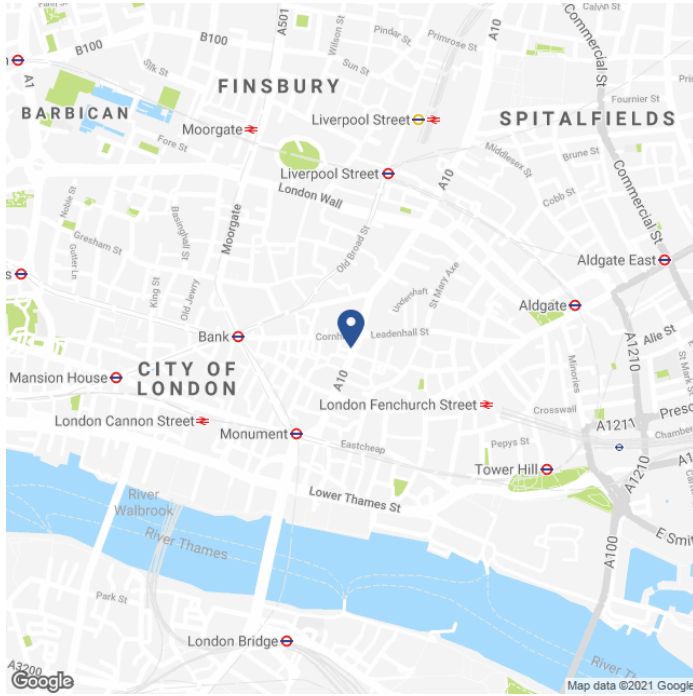
### SPECIFICATION

- Newly refurbished offices.
- Newly refurbished reception.
- Air conditioning.
- LG compliant suspended lighting.
- Passenger lift.
- Male & Female WC's.
- Bike racks and showers.

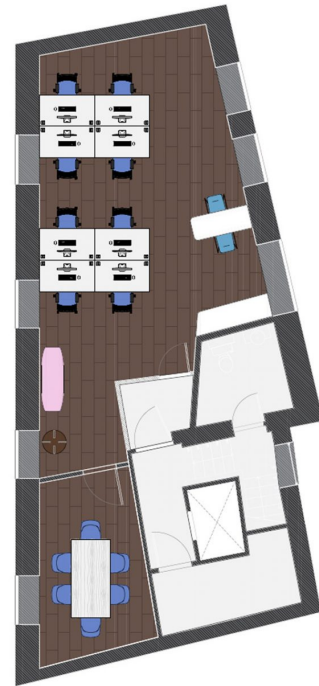
### AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
FIFTH - LET	666	62
FOURTH - LET	821	76
THIRD	811	75
TOTAL	811	75

## MAP



## FIFTH FLOOR



## TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Guide Rent:	£65.00 per sq.ft.
Rates Estimate:	5th - £20.74 per sq ft. 4th - £20.07 per sq ft. 3rd - £20.16 per sq ft.
Service Charge:	£12.00 per sq.ft.
VAT:	Elected.
EPC Rating:	C68.

## CONTACT

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## FURTHER INFORMATION

