

52-54 GRACECHURCH STREET  
LONDON EC3V 0EH

958 - 8,241 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 6th floor has been refurbished and benefits from exposed services and a kitchen/breakout area. Fit out will be considered.

The Part 4th floor is fitted with two meeting rooms, kitchen/breakout and 22 desks.

The Ground floor is fitted with 4 meeting rooms, 28 desks, kitchen, breakout and demised WCs.

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.

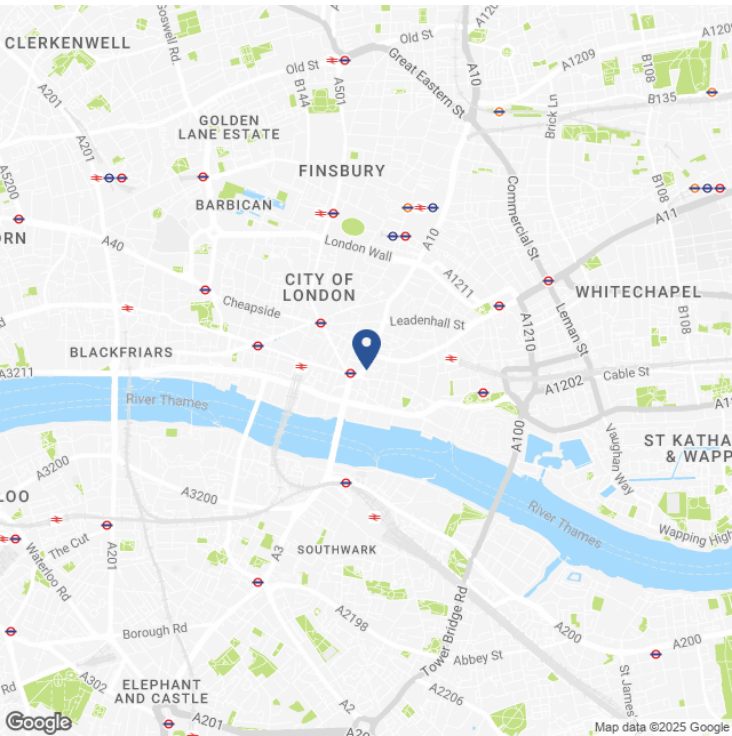


SPECIFICATION

- Cat A with kitchen and exposed services on 6th East - turnkey fit out available
- Plug & Play office space on 4th East and Ground.
- Air conditioning.
- LED lighting.
- Raised access floors.
- Preinstalled fibre by Telcom.
- Manned reception.
- 24 hour access.
- Showers and cycle storage.
- Communal tenant breakout / kitchen area.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
7TH EAST - COMING SOON	958	89
6TH EAST - LET	1,732	161
4TH EAST - AVAILABLE	2,006	186
1ST WEST - AVAILABLE	2,399	223
GROUND EAST - AVAILABLE	2,878	267
TOTAL	9,973	927



TENURE

- Lease:** New lease for a term by arrangement from the landlord.
- Guide Rent:** £57.50 - £67.50 per sq ft Managed - £160 per sq ft
- Rates Estimate:** £25.15 per sq ft
- Service Charge:** £18.46 per sq ft
- VAT:** Elected.

CONTACT

**Tom Kemp**  
0207 100 5555  
[tom@hk-london.com](mailto:tom@hk-london.com)

**Monique Kelliher**  
02071005555  
[monique@hk-london.com](mailto:monique@hk-london.com)

FURTHER INFORMATION



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