

52-54 GRACECHURCH STREET  
LONDON EC3V 0EH

1,732 - 8,597 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.

The Part 2nd floor is fitted with three meeting rooms and a new kitchen with furniture from NorNorm.

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.

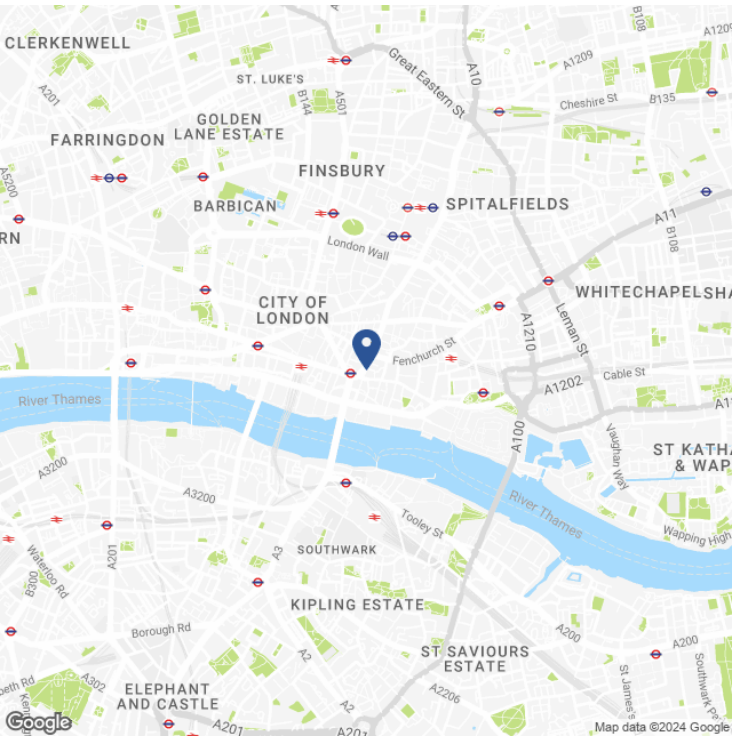


SPECIFICATION

- Plug & Play office space on the 5th West and 2nd East.
- Cat A with kitchen and exposed services on 6th East
- Air conditioning.
- New 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
6TH EAST	1,732	161
2ND EAST	2,227	207
1ST WEST	2,399	223
1ST EAST	2,239	208
TOTAL	8,597	799



TENURE

Lease:	New lease for a term by arrangement from the landlord.
Guide Rent:	On Application
Rates Estimate:	£24.13 per sq ft
Service Charge:	£17.5 per sq ft
VAT:	Elected.
EPC:	C

CONTACT

Tom Kemp  
0207 100 5555  
tom@hk-london.com

Monique Kelliher  
02071005555  
monique@hk-london.com

FURTHER INFORMATION



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