

# 52-54 GRACECHURCH STREET LONDON EC3V 0EH

2,006 - 4,405 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 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**

- Plug & Play office space on 4th East and Ground.
- Air conditioning.
- LED lighting.
- · Raised access floors.
- Preinstalled fibre by Elevate.
- Manned reception.
- 24 hour access.
- Showers and cycle storage.
- Communal tenant breakout / kitchen area.

#### **AVAILABLE ACCOMMODATION**

FLOOR	SQ FT	SQ M
7TH EAST - UNDER OFFER	958	89
4TH EAST - AVAILABLE	2,006	186
1ST WEST - AVAILABLE	2,399	223
GROUND EAST - LET	2,878	267
TOTAL	8,241	766

## **TENURE**

Lease: New lease for a term by arrangement from the

landlord.

**Guide Rent:** £62.50 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

Monique Kelliher 02071005555 monique@hk-london.com

#### **FURTHER INFORMATION**



