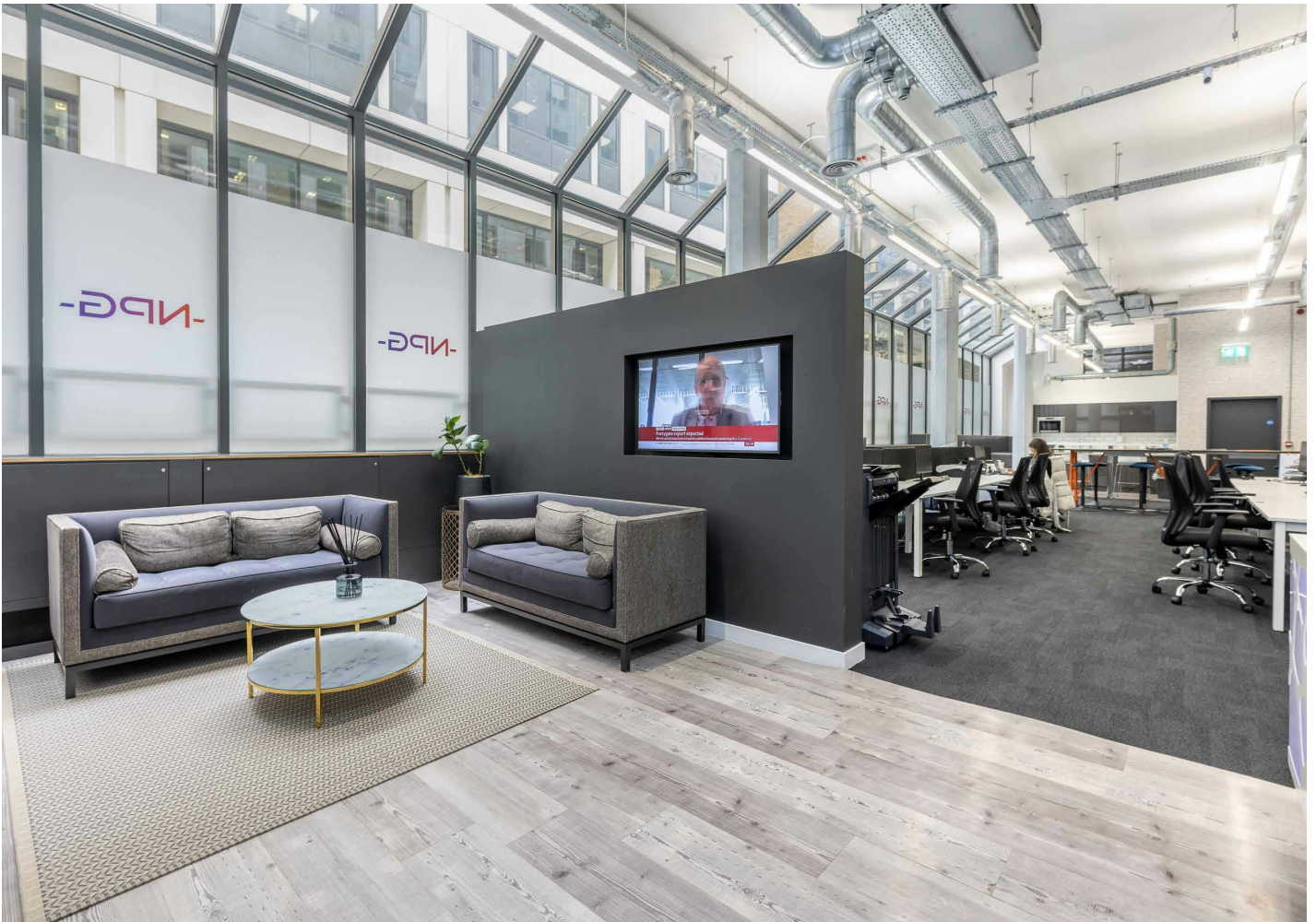


52-54 GRACECHURCH STREET
LONDON EC3V 0EH

1,732 - 9,244 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.

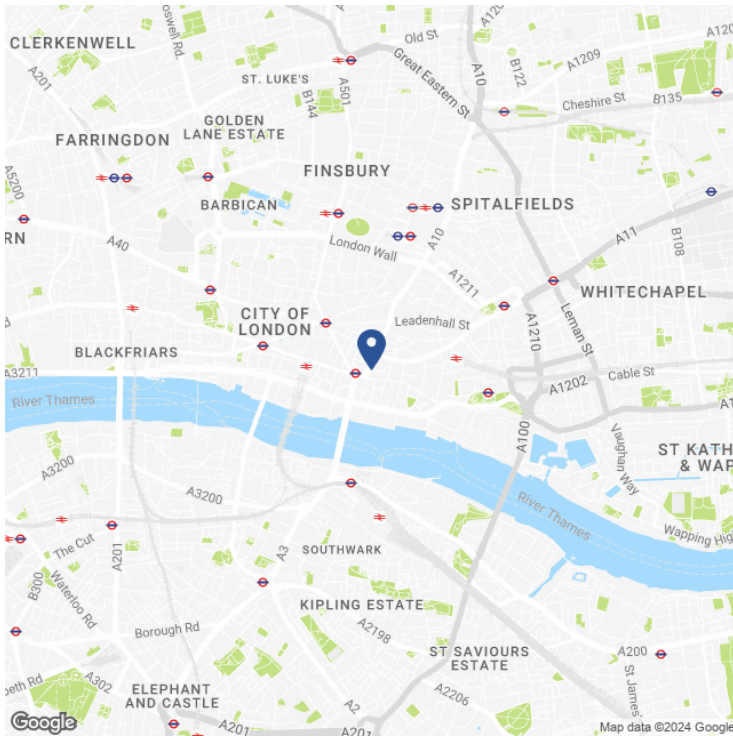


SPECIFICATION

- Plug & Play office space on 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	2,235	208
1ST WEST	2,399	223
GROUND EAST	2,878	267
TOTAL	9,244	859



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:	£17.89 per sq ft
VAT:	Elected.

CONTACT

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FURTHER INFORMATION

