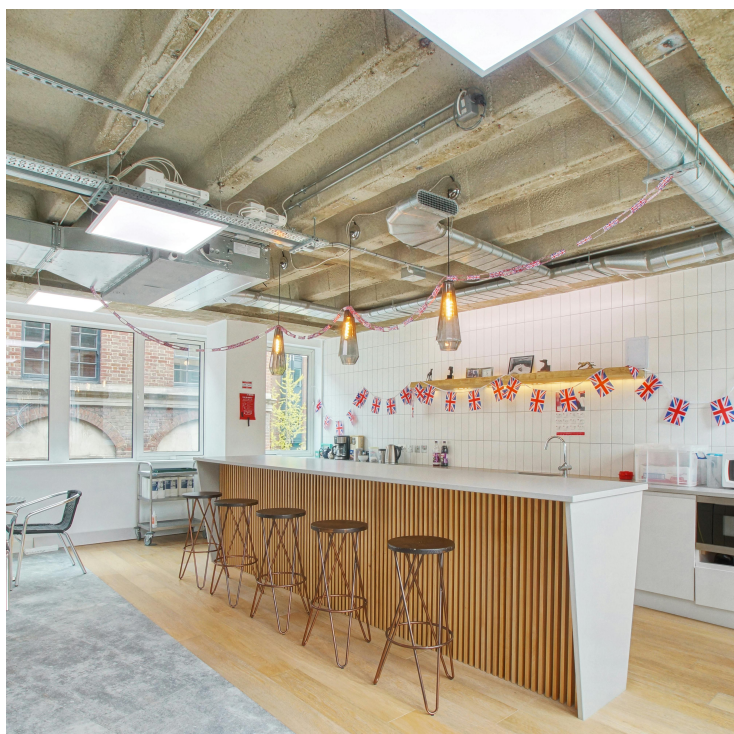


GENESIS HOUSE, 17 GODLIMAN STREET
LONDON EC4V 5BD

1,063 - 11,147 SQ FT



DESCRIPTION

Genesis House is a prominent office building located in the heart of the City. The 3rd floor will provide creative style office accommodation benefitting from exposed services and will be offered partially fitted with meeting rooms, kitchen and breakout in situ. Example photos included from historical letting of this floor.

LOCATION

The property occupies a substantial frontage on the eastern side of Godliman Street which connects St Paul's Churchyard and Queen Victoria Street. Connectivity is exceptional, City Thameslink and Cannon Street mainline stations and St Paul's and Mansion House underground are less than a five minute walk away.

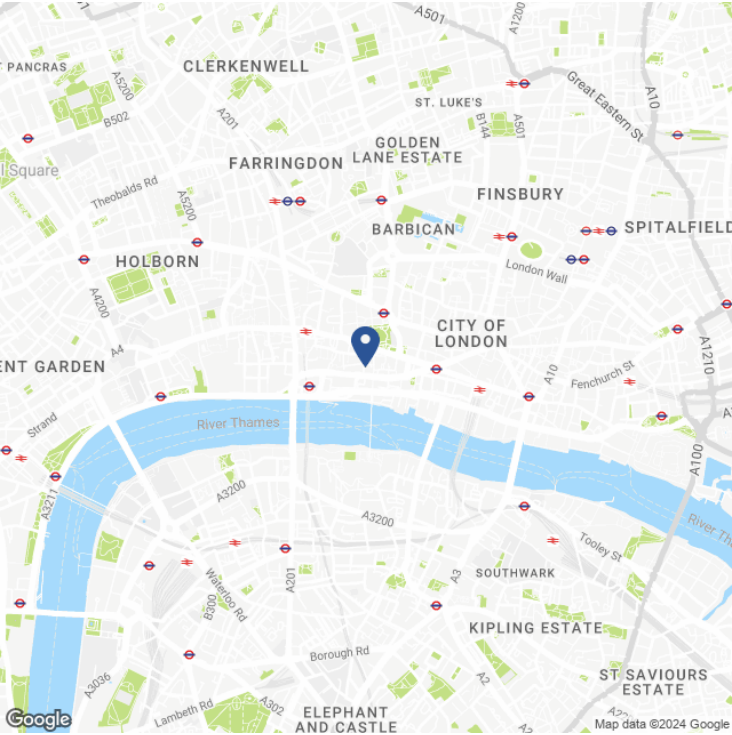


SPECIFICATION

- Creative style office accommodation
- Exposed services
- 3rd Floor is partially fitted with meeting rooms and kitchen in situ
- LED lighting
- Excellent natural light
- Manned reception.

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH	2,300	214
3RD	3,897	362
2ND	3,887	361
GROUND	1,063	99
TOTAL	11,147	1,036



TENURE

Lease: New lease direct from the landlord.
Guide Rent: £57.50 per sq ft 3rd Floor £57.50
Rates Estimate:£22.19 per sq ft
Service Charge:£16.55 per sq ft
VAT: Elected.
EPC: C

CONTACT

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FURTHER INFORMATION



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