

1 GEORGE YARD  
LONDON EC3V 9DF

1,939 - 7,119 SQ FT



## DESCRIPTION

One George Yard is a boutique office development located in an attractive discreet courtyard within the heart of the City.

The 6th floor benefits from excellent natural light and overlooks St Michaels Churchyard. The space is fully fitted out with two meeting rooms, call room, 20 desks, kitchen and breakout areas.

The 4th floor is fully fitted and furnished comprising 30x open plan desks, 2x meeting rooms, and kitchen/breakout in situ.

The 1st floor is fully fitted and refurbished comprising 24x open plan desks, 2x meeting rooms and kitchen/breakout in situ.

## LOCATION

Conveniently located close to Bank, Leadenhall Market and The Royal Exchange.

One George Yard benefits from excellent transport communications with Bank/Monument (Central, Circle, District, DLR, Northern, Waterloo & City), Cannon Street (National Rail), Fenchurch Street (National Rail) and Liverpool Street (Elizabeth, Central, Circle, Hammersmith & City, Metropolitan) stations all in close proximity.



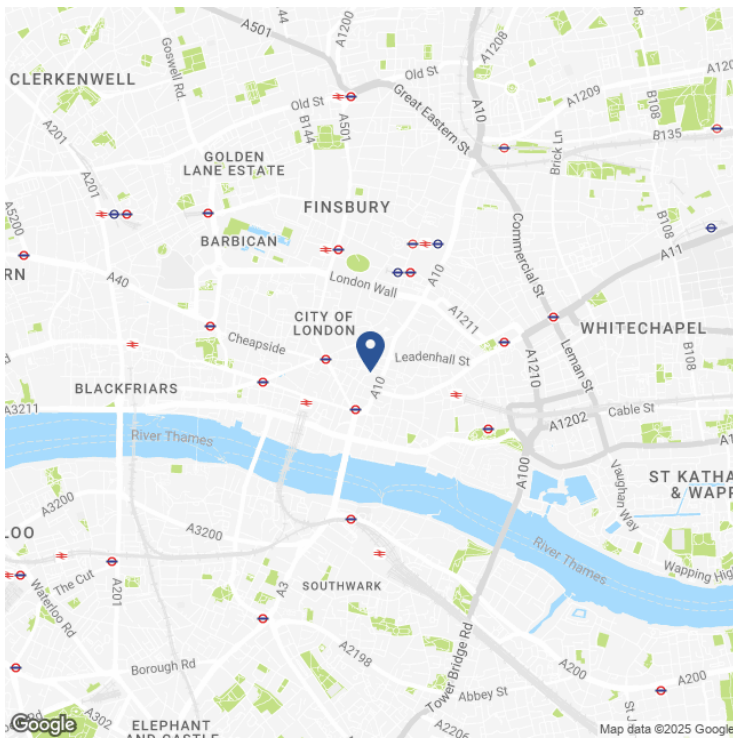


## SPECIFICATION

- 6th - Fitted out with two meeting rooms, call room, 20 desks, kitchen and breakout areas
- 4th - Fitted with two meeting rooms, 30 desk, kitchen, collaboration and breakout spaces
- 1st - fitted with two meeting rooms, 24 desks, kitchen, collaboration and breakout spaces
- Excellent natural light
- Air conditioning
- LED lighting
- Manned reception
- 2 passenger lifts
- Showers and cycle storage

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
6TH	1,939	180
4TH	2,617	243
1ST	2,563	238
<b>TOTAL</b>	<b>7,119</b>	<b>661</b>



## TENURE

<b>Lease:</b>	New lease for a term by arrangement direct from the landlord.
<b>Guide Rent:</b>	£69.50 per sq ft
<b>Rates Estimate:</b>	£26.48 per sq ft
<b>Service Charge:</b>	£ per sq ft
<b>VAT:</b>	Elected.
<b>EPC:</b>	C

## CONTACT

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## FURTHER INFORMATION

