

1 GEORGE YARD  
LONDON EC3V 9DF

2,563 - 5,180 SQ FT



## DESCRIPTION

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

The 5th floor is fully fitted and furnished comprising 28 open plan desks, 2 x meeting rooms, 2 x call rooms and kitchen/breakout.

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

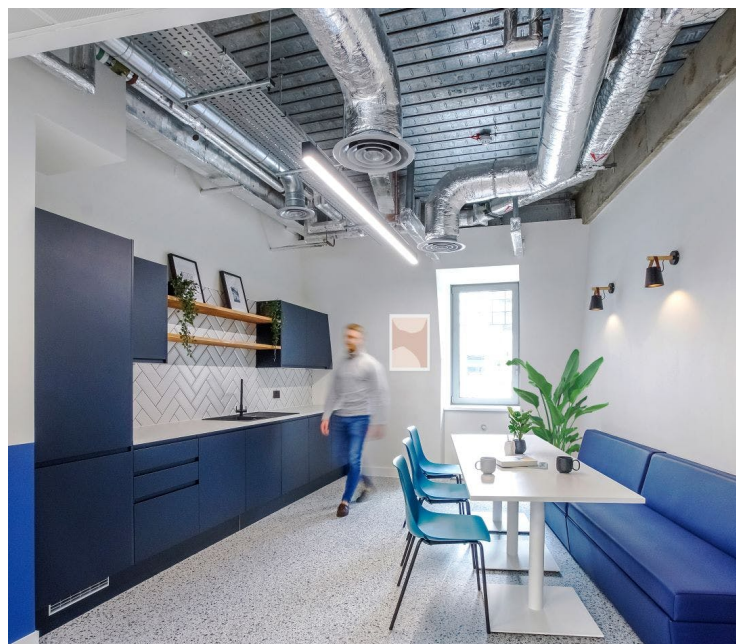
The 1st floor is fully fitted and refurbished comprising 24x open plan desks, 2x meeting rooms and kitchen/breakout.

## 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.



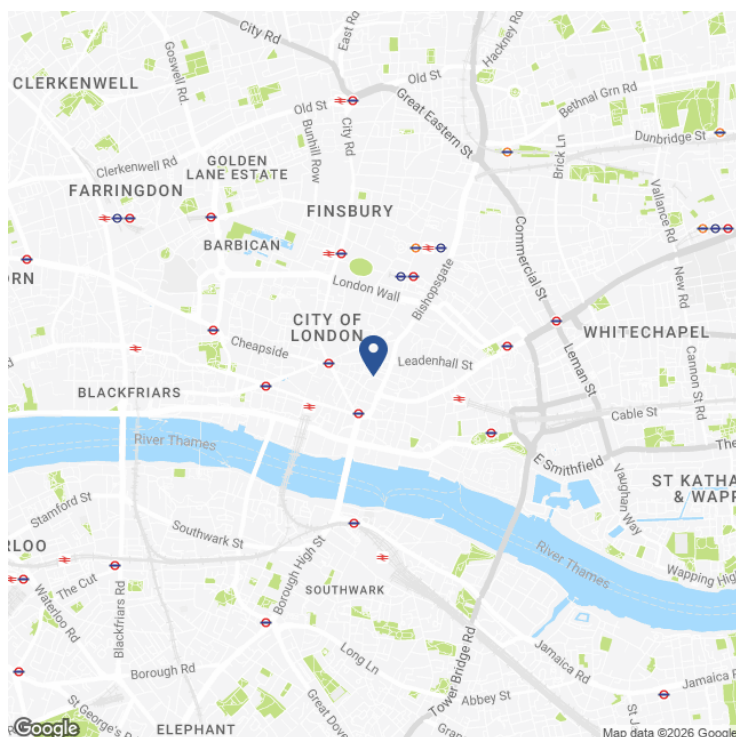


## SPECIFICATION

- 5th - Fitted with two meeting rooms, 2 call rooms, 28 desks, collaboration and breakout spaces
- 4th - Fitted with two meeting rooms, 30 desks, 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
5TH - AVAILABLE	2,600	242
4TH - UNDER OFFER	2,617	243
1ST - AVAILABLE	2,563	238
TOTAL	7,780	723



## 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>	£25.5 per sq ft
<b>Service Charge:</b>	£20.01 per sq ft
<b>VAT:</b>	Elected.
<b>EPC:</b>	C

## CONTACT

**Monique Kelliher**  
02071005555  
[monique@hk-london.com](mailto:monique@hk-london.com)

**Tom Kemp**  
0207 100 5555  
[tom@hk-london.com](mailto:tom@hk-london.com)

## FURTHER INFORMATION

