

GENESIS HOUSE, 17 GODLIMAN STREET  
LONDON EC4V 5BD

1,131 - 15,304 SQ FT



## DESCRIPTION

Genesis House provides good quality office accommodation in a prominent City location.

The 3rd floor provides partially fitted accommodation with meeting rooms and kitchenette in situ benefitting from exposed services, fully accessible raised access floors and excellent natural light throughout.

## LOCATION

Genesis House is located immediately to the South of St Paul's Cathedral. At the rear of the building the Millennium Bridge walkway provides a direct link to South Bank. Just a short 3-minute walk away, St Paul's Underground Station provides occupiers with easy access to both East and West London via the Central Line. London Blackfriars and City Thameslink Stations are within five-minutes' walk of the building, further enhancing connectivity via the District and Circle Underground and Main Line rail services.

For cyclists, Cycleway 3 provides cycling routes between Westminster and Aldgate, whilst Cycleway 6 provides cycling routes from Blackfriars to Farringdon. Both cycleways are easily accessible from the building.

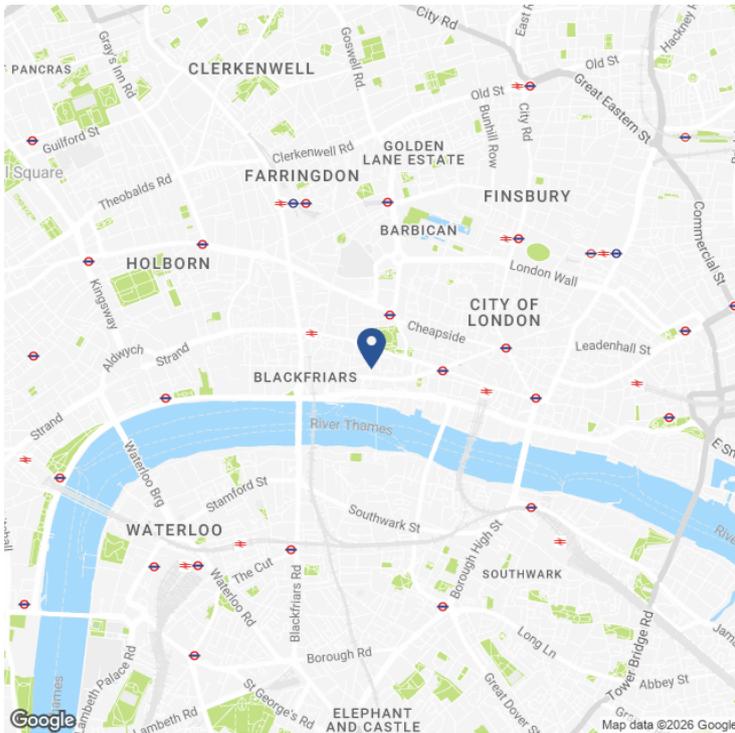


## SPECIFICATION

- 3rd Floor is partially fitted with meeting rooms and kitchenette
- Exposed services
- Air conditioning
- Fully accessible raised access floors
- LED lighting
- Excellent natural light

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH - AVAILABLE	2,352	219
4TH - AVAILABLE	3,932	365
3RD - AVAILABLE	3,947	367
2ND - AVAILABLE	3,942	366
GROUND - AVAILABLE	1,131	105
<b>TOTAL</b>	<b>15,304</b>	<b>1,422</b>



## TENURE

<b>Lease:</b>	New lease for a term by arrangement direct from the landlord.
<b>Guide Rent:</b>	£52.50 per sq ft
<b>Rates Estimate:</b>	£22.69 per sq ft
<b>Service Charge:</b>	£16.54 per sq ft

## CONTACT

**Louis Jacobs**  
02071005555  
[louis@hk-london.com](mailto:louis@hk-london.com)

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

## FURTHER INFORMATION

