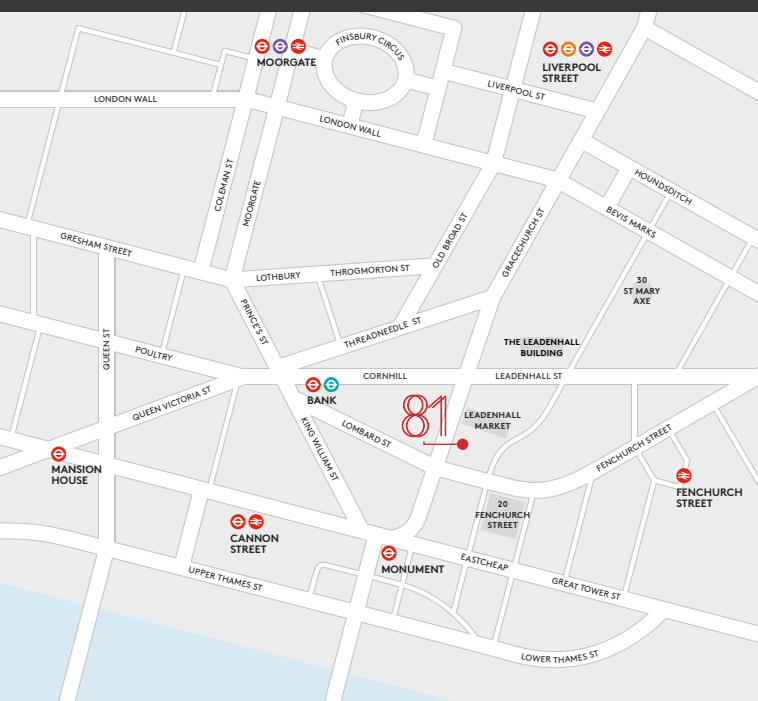


GRACECHURCH STREET

LONDON EC3

2,658 SQ FT - 246.9 SQ M
REFURBISHED OFFICE
SPACE AVAILABLE TO LET



LOCATION

The property is in a prominent location on Gracechurch Street in the heart of the Square Mile. Located a short walk from Cannon Street, Bank and Monument Stations with the iconic Leadenhall Market positioned to the rear of the building.

DESCRIPTION

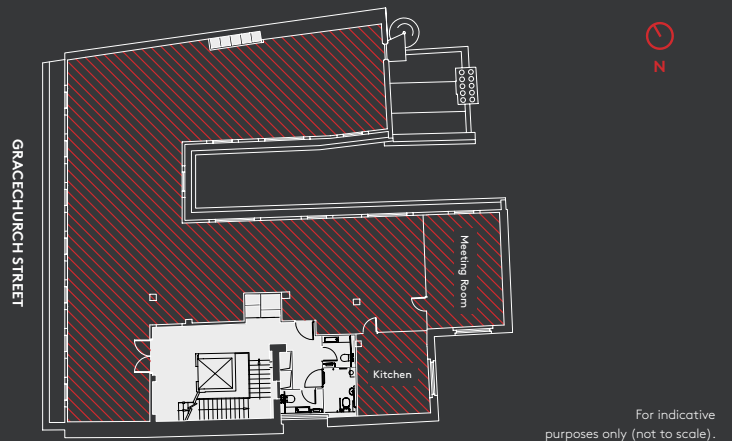
The fourth floor at 81 Gracechurch Street provides 2,658 Sq Ft of recently refurbished office space. The space has been taken back to a largely open plan condition and benefits from an existing meeting room, a kitchen/breakout area and cabling in situ.

SPECIFICATION

- = VRF air conditioning
- = Metal tiled suspended ceiling
- = Fully accessible raised floor
- = Meeting room
- = Kitchen/breakout area
- = Cabling in situ
- = Passenger lift
- = Remodelled reception
- = Commissionaire
- = Shower

FOURTH FLOOR

2,658 SQ FT = 246.9 SQ M



VIEWINGS

Strictly through joint sole agents:

TERMS

The floor is available via a new lease direct from the Landlord.

Rent: £55.00 per sq ft.
Rates: £19.89 per sq ft (estimated).
Service Charge: £13.49 per sq ft

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