

To Let

**81 Gracechurch Street, London, Greater London,
EC3V 0AU**

3,153 sq ft

- Non VAT elected building
- Partially fitted space
- Flexible terms offered



Location

The property is located 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.

Specification

The building was comprehensively refurbished in 2013 but works have recently been finished on a new refurbishment of the reception and the 3rd floor to a modern specification with new LED lighting and a new kitchenette., the floor is otherwise in a new CAT A condition.

The floor benefits from excellent natural light and is not elected for VAT.

Terms

New lease direct from the Landlord

VAT

The building is NOT elected for VAT

Accommodation

Floor / Unit	Sq ft	Availability
3rd	3,153	Available
Total	3,153	

EPC

This property has been graded as 49 B.

Rent

£52.50 per sq ft

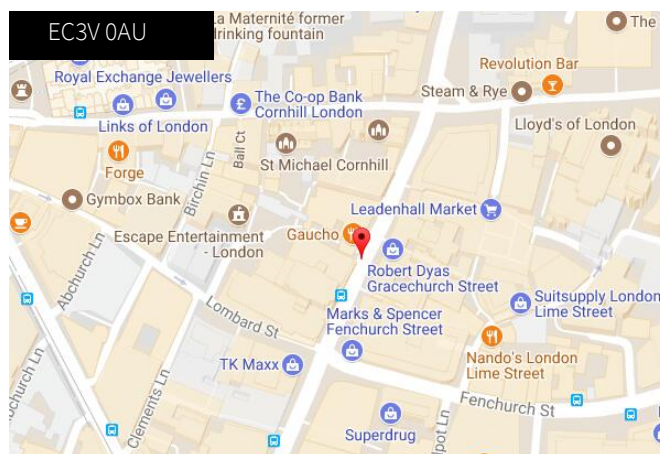
Business Rates

Rates Payable (2018/2019): £19.89 per sq ft

(estimated 2017)

Service Charge

£13.49 per sq ft



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