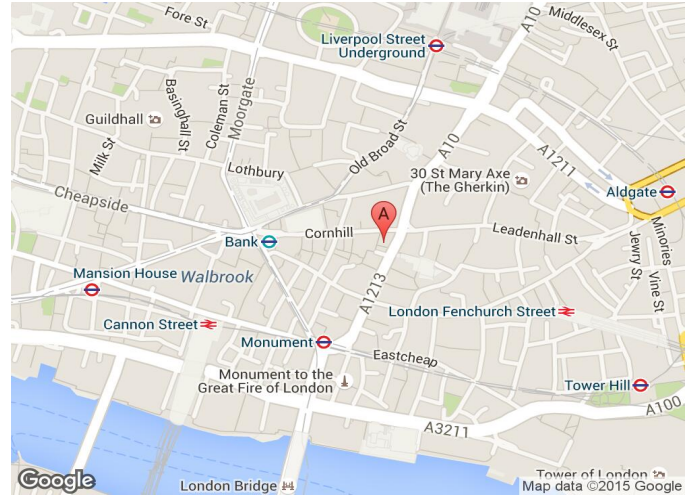


1 GRACECHURCH STREET, LONDON, EC3
821 SQ.FT.

CONTACT

Tom Kemp - 020 7100 5555 - Tom.kemp@hallkemp.com

Stephen Foster - 020 7100 5555 - Stephen.foster@hallkemp.com



DESCRIPTION

Brand new fully fitted floor in a newly refurbished self-contained office building arranged over five floors with excellent natural daylight and attractive views over St. Peter's Church and Leadenhall Market.

LOCATION

A prominently located position on the North West side of Gracechurch Street opposite the entrance to Leadenhall Market. Public transport links are excellent with Monument, Bank, Cannon Street, Liverpool Street and Fenchurch Street stations all within a five minute walk.

SPECIFICATION

- New air conditioning.
- New exposed ceilings.
- LG Compliant suspended lighting.
- Passenger lift.
- Male & Female WC's.

TENURE

Lease:

New for a term by arrangement.

Guide Rent:

£67.50

Rates Estimate:

£11.60 per sq.ft.

Service Charge:

£12.00 per sq.ft.

VAT:

Elected.

EPC Rating:

C (68)

AVAILABLE ACCOMMODATION

FLOOR	AREA SQ.FT.	AREA SQ.M.
4TH U/O	821	76.3
TOTAL	821	76.3