# 1 GRACECHURCH STREET, LONDON, EC3

666 - 3,145 SQ.FT.



## Contact

Tom Kemp tom.kemp@hallkemp.com





### **DESCRIPTION**

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**

- Comprehensive refurbishment.
- New air conditioning.
- New metal tiled ceilings.
- New showers and changing rooms.
- LG Compliant lighting.
- Male & Female WC's.
- Passenger lift.

#### **TENURE**

#### Lease:

New for a term by arrangement.

## Guide Rent:

£TBC per sq.ft.

# Rates Estimate:

£TBC per sq.ft.

# Service Charge:

£TBC per sq.ft.

#### VAT:

Elected.

## AVAILABLE ACCOMMODATION

FLOOR	AREA SQ.FT.	AREA SQ.M.
5TH	666	61.9
4TH	821	76.3
3RD	811	75.3
2ND	799	74.2
1ST	778	72.3
TOTAL	3,145	292.2

MISREPRESENTATION ACT 1967 - HALL KEMP LLP for themselves and for the Vendor. Lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer or contract. (ii) HALL KEMP LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective Purchasers or Lessors must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) no employee of HALL KEMP LLP has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) prices/rents quoted in these particulars may be subject to VAT; and (v) HALL KEMP LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. PROPERTY MISDESCRIPTION ACT 1991 - These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Copyright 2012 Hall Kemp LLP