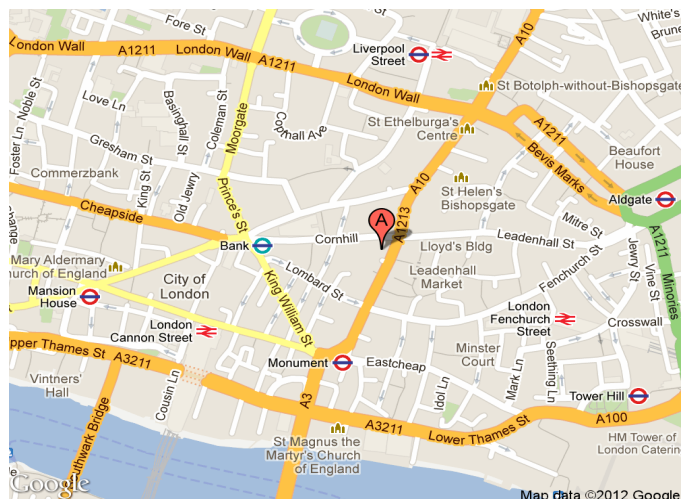


1 GRACECHURCH STREET, LONDON, EC3
666 - 3,145 SQ.FT.

Contact

Tom Kemp
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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