

Gracechurch Street

London, EC3



HIGH QUALITY OFFICES TO LET
666 - 4,175 SQ FT AVAILABLE

- ENTER -



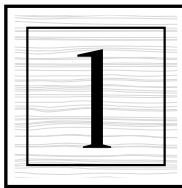


The building has recently undergone a comprehensive refurbishment to a high quality specification and benefits from extensive amenities.



- SPECIFICATION -

- New Entrance Hall
- New Air Conditioning
- Refurbished Passenger Lift
- New LG7 Compliant Lighting
- New Showers & WCs
- Secure Basement
With Bicycle Storage



- LOCATION -

In the heart of the City of London, the newly refurbished property is in the prime situation on the junction of Gracechurch Street, Bishopsgate, Cornhill and Leadenhall Street.

1 Gracechurch Street is ideally positioned with Lloyds of London, Bank of England, Royal Exchange and the famous Leadenhall Market in close proximity.

Communications are excellent with Bank, Monument, Liverpool Street and London Bridge Stations all within a few minutes walk.

[Click to view LOCAL GALLERY](#)

[Click to view on GOOGLE MAPS](#)

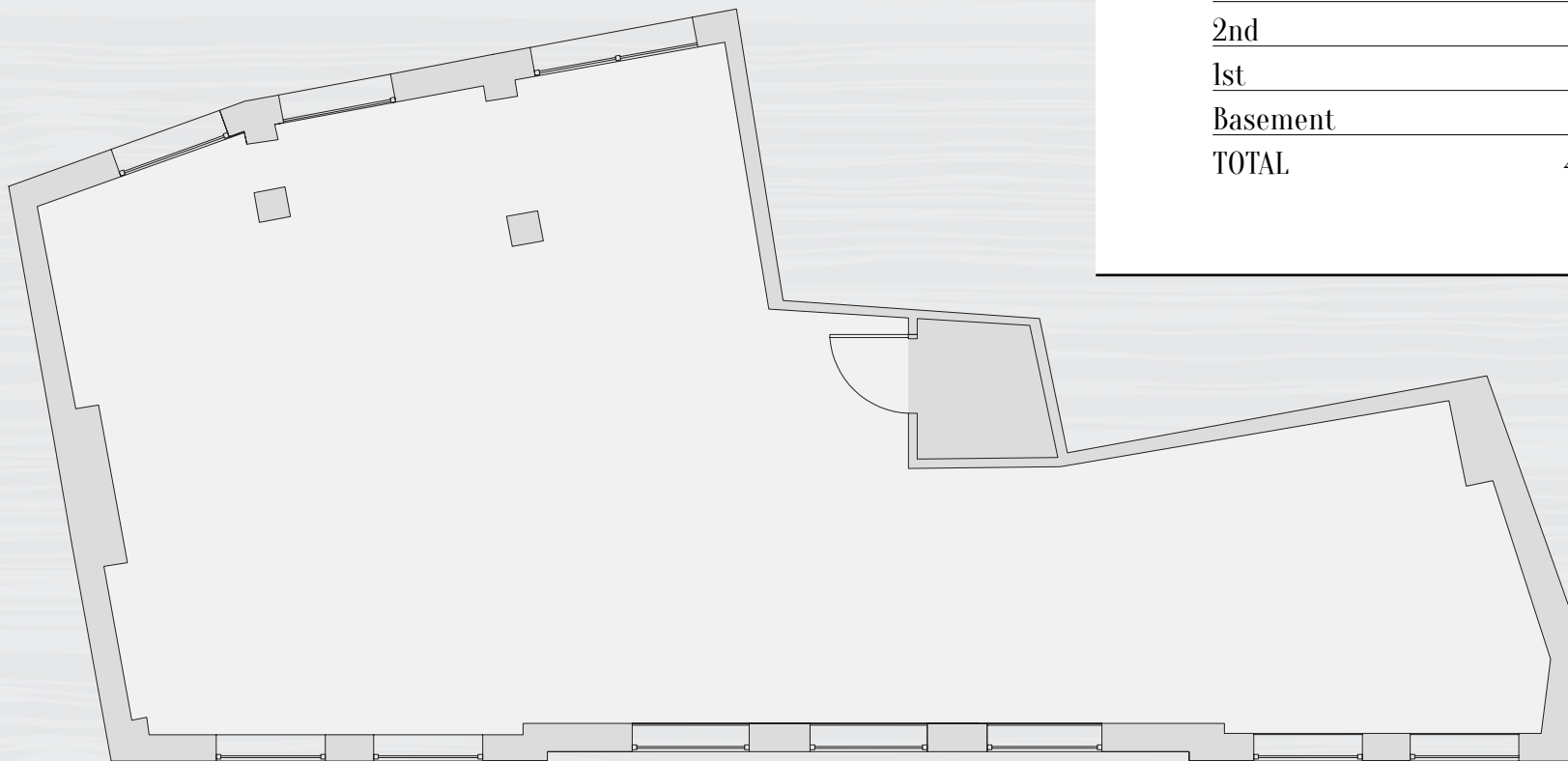


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- 3RD FLOOR -

Indicative floorplan.
Not to scale



- AVAILABILITY -

<u>FLOOR</u>	<u>AREA (SQ FT)</u>
5th	666
4th	LET
3rd	811
2nd	799
1st	788
Basement	300
TOTAL	4,175

Description

Specification

Location

1

Availability

- GALLERY -

Contact

◀ Previous Next ▶



Description

Specification

Location

1

Availability

- GALLERY -

Contact

◻ — Previous Next — ◻



Description

Specification

Location

1

Availability

- GALLERY -

Contact

◻ — Previous Next — ◻



West Facing View

◻ — Previous Next — ◻



Description

Specification

Location

1

Availability

- GALLERY -

Contact

◻ — Previous Next — ◻



Description

Specification

Location

1

Availability

- GALLERY -

Contact

Secure Basement With Bicycle Storage

◻ — Previous Next — ◻



- CONTACT -

VIEWING

Strictly by appointment
through joint sole agents

TERMS

New leases are available direct
from the Landlord for a term by
arrangement on a floor by floor basis.

RENT

Upon Application



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EPC

ENERGY PERFORMANCE CERTIFICATE NON-DOMESTIC BUILDING	
1 Gracechurch Street, London EC3V 0DD Certificate Reference Number: 0520-0138-4350-7509-8096 This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd .	
TECHNICAL INFORMATION	
Main heating fuel:	Natural Gas
Building Environment:	Air conditioning
Total useful floor area (m ²):	547
Building complexity (NOS level):	4
BENCHMARKS	
Building similar to this one could have ratings as follows:	
53	If newly built
121	If typical of the existing stock

ENERGY PERFORMANCE ASSET RATING	
	0-25
	26-50
	51-75
	76-100
	101-125
	126-150
	Over 150
135	
For full EPC Rating information visit the website.	

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