

### SUBJECT TO CONTRACT

#### Location

85 Gracechurch Street is a high quality office building located in the east of the traditional City core, an area which typically appeals to both the insurance and financial sectors.

The building is located on the eastern side of Gracechurch Street, in close proximity to its junction with Cornhill and Leadenhall Street. Public transport links are excellent with a number of stations located close by, including Bank (Northern, Central, Waterloo & City, DLR lines), Monument (District & Circle lines), Liverpool Street (Hammersmith & City, Metropolitan, National Rail & Central lines) and Fenchurch Street (National Rail).

#### Description

85 Gracechurch Street is a prominent office building arranged over ground and eight upper floors. The building totals approximately 67,000 sq ft of office accommodation in close proximity to Lloyd's of London.

#### Amenities

- New category A refurbishment
- Newly refurbished building reception
- Metal tiled suspended ceilings
- Air conditioning
- Raised floors
- Refurbished male, female and disabled WC's
- 24 hour access
- Direct access to Leadenhall Market and Gracechurch Street

#### Viewing

Viewing strictly by appointment through sole agents Cushman & Wakefield.

#### Lease

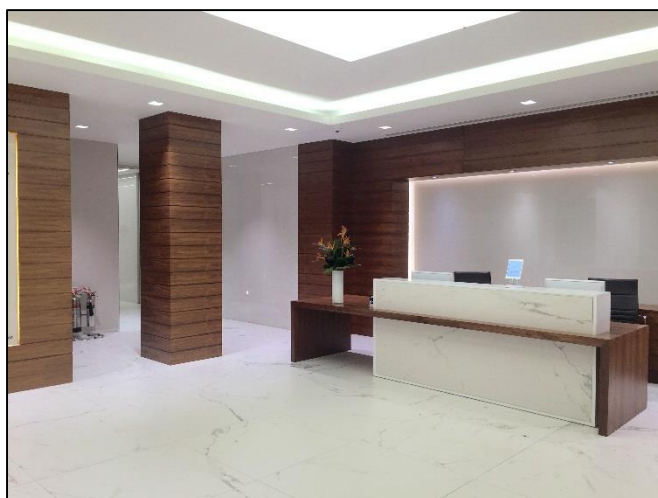
New lease available direct from the Landlord.

#### Availability

Available Now

#### VAT

Elected



Costs	Per sq ft exclusive
Rent	£58.50
Rates (2019)	£18.46
Service charge (2019)	£13.73

Floor	Area (sq ft)	Area (sq m)
Part 6 <sup>th</sup>	3,655	339.6
<b>TOTAL</b>	<b>3,655</b>	<b>339.6</b>



**CUSHMAN &  
WAKEFIELD**

# 85 Gracechurch Street, EC3

3,655 sq ft

Office to Let

For more information, contact:

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## Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

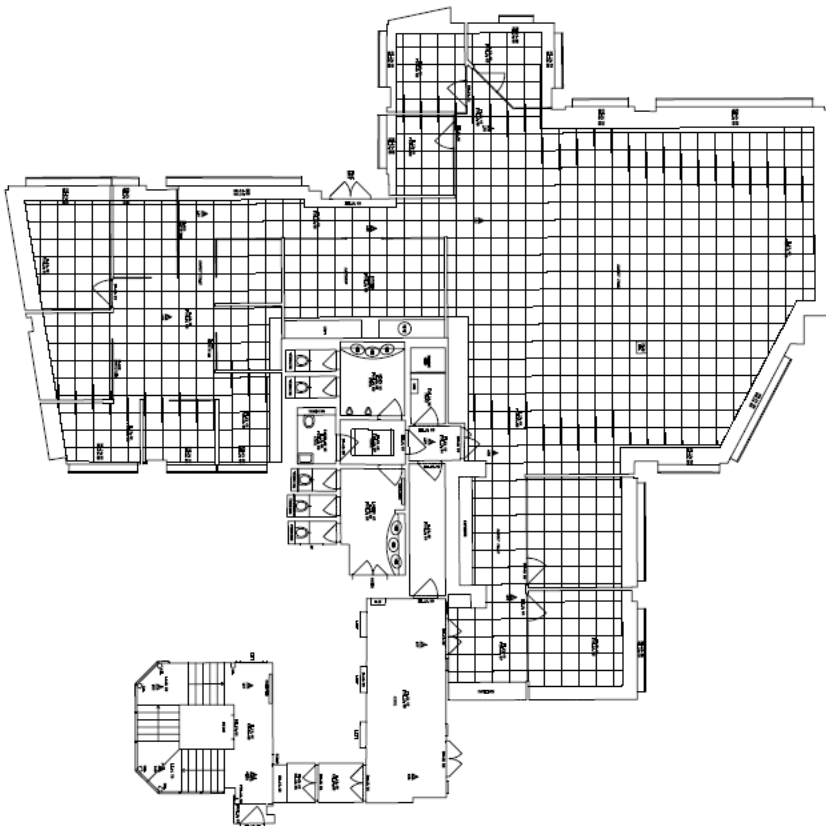
**G** Over 150

Net zero CO<sub>2</sub> emissions

**86**

This is how energy efficient the building is.

## Floor Plan



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