

1 GRACECHURCH STREET, LONDON EC3

778 SQ FT



DESCRIPTION

1 Gracechurch Street is a refurbished self-contained office building arranged over five floors with excellent natural daylight and attractive views over St. Peter's Church and Leadenhall Market.

The first floor benefits from a high quality fit out including a meeting room and comms facilities.

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 Bank, Monument, Cannon Street, Liverpool Street and Fenchurch Street stations all within a five minute walk.

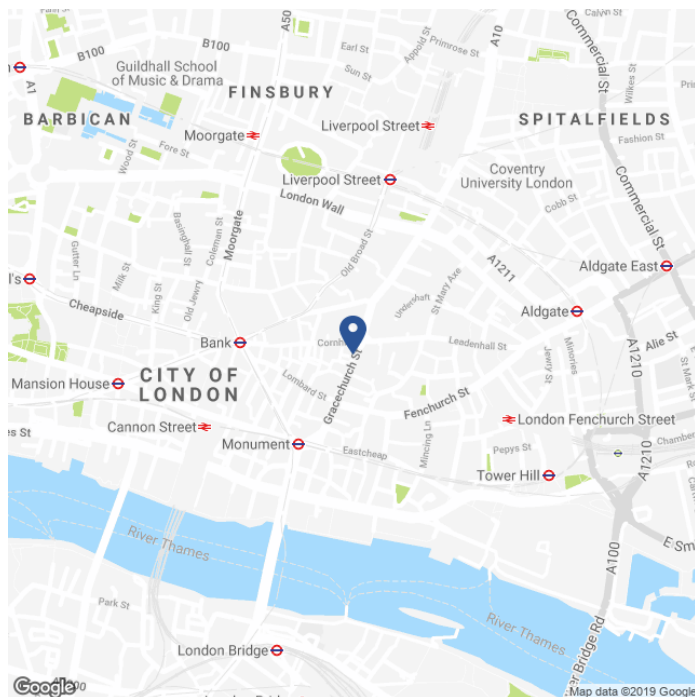
SPECIFICATION

- Fully fitted out office.
- Open plan layout.
- Newly refurbished reception.
- Meeting room.
- Air conditioning.
- LG compliant suspended lighting.
- Passenger lift.
- Male & Female WC's.
- Bike racks and showers.

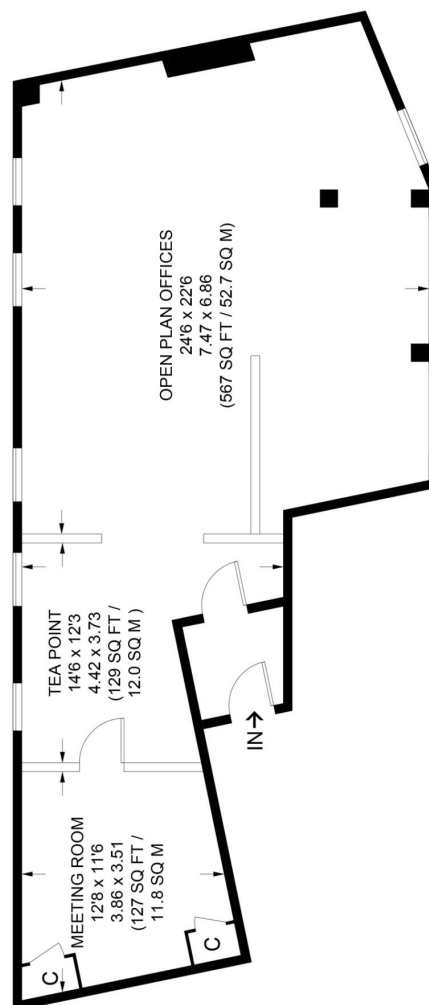
AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
FIRST	778	72
TOTAL	778	72

MAP



FIRST FLOOR



TENURE

Lease:	New Lease for a term by arrangement direct from the landlord.
Guide Rent:	£65.00 per sq.ft.
Rates Estimate:	£19.96 per sq.ft.
Service Charge:	£12.00 per sq.ft.
VAT:	Elected.
EPC Rating:	C68.

CONTACT

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