



1 GEORGE

YARD



Building Reception



Boutique office development set within a discreet courtyard in the City of London.
2,563 – 5,180 sq ft of fully fitted office space across 1st and 4th floors



1 GEORGE YARD

Business Ready

1 George Yard provides 2,563 - 5,180 sq ft of premium office space across the 1st and 4th floors. Both floors feature a modern fit-out, including multiple meeting rooms, kitchens, breakout areas, and open-plan workstations.



View of Courtyard



Kitchen



Office Floor

Availability

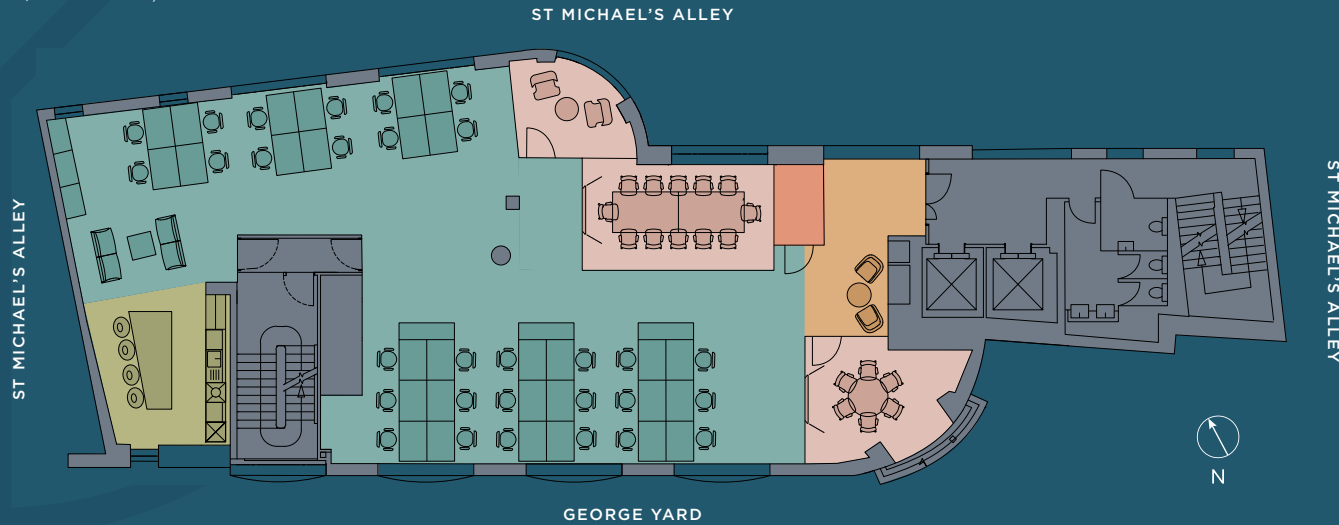
FLOOR	SQ FT	SQ M
4th	2,617	243
1st	2,563	238
TOTAL	5,180	481



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4th Floor Plan

2,617 SQ FT / 243 SQ M



Workstations	30
Meeting Rooms	3
Welcome Area	1
Kitchen	1
Comms Room	1



Manned Reception



2 X Passenger Lifts



LED Lighting



Air Conditioning



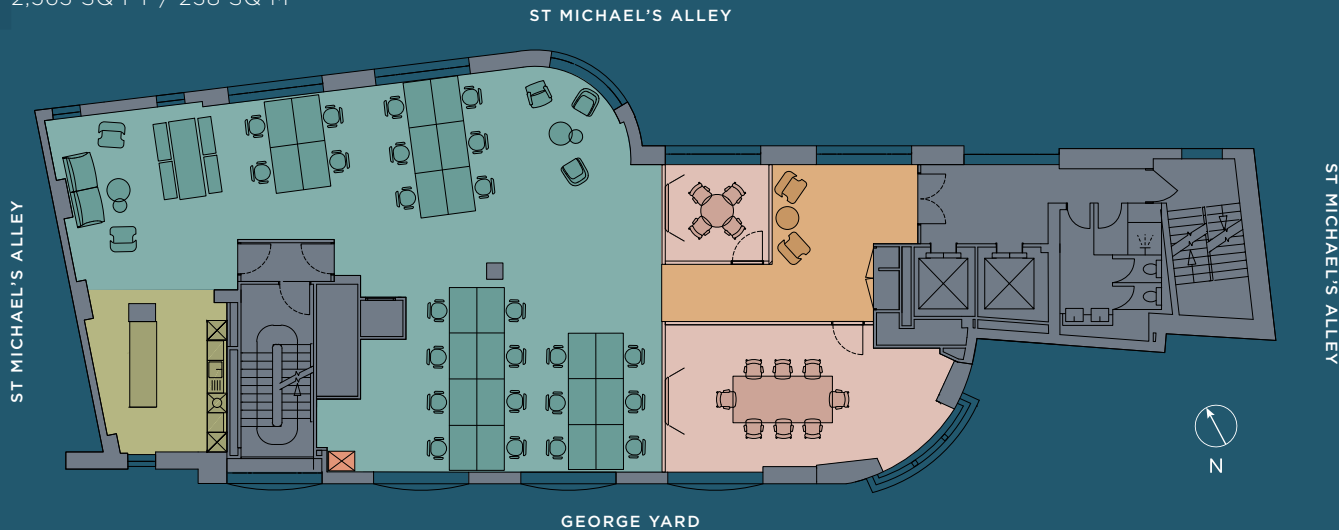
Excellent Natural Light



Showers and Cycle Storage

1st Floor Plan

2,563 SQ FT / 238 SQ M



Workstations	24
Meeting Rooms	2
Welcome Area	1
Kitchen	1
Comms Rack	1



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Location

1 George Yard is located just a short walk from Bank, Monument and Cannon Street stations. Local amenities are plentiful including coffee shops, restaurants, and the famous Leadenhall Market, Royal Exchange and Sky Garden.



Meeting Room



Breakout Area



Welcome Area

Terms

RENT
£69.50 per sq ft

RATES
£26.48 per sq ft

SERVICE CHARGE
£27.82 per sq ft

LEASE
New lease for a term by arrangement direct from the landlord.

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