



1 GEORGE YARD

EC3



View of Churchyard



Newly refurbished office units set within a discreet courtyard in the City of London. 2,563 – 5,163 sq ft of fully fitted space across 1st and 5th floors



Business Ready

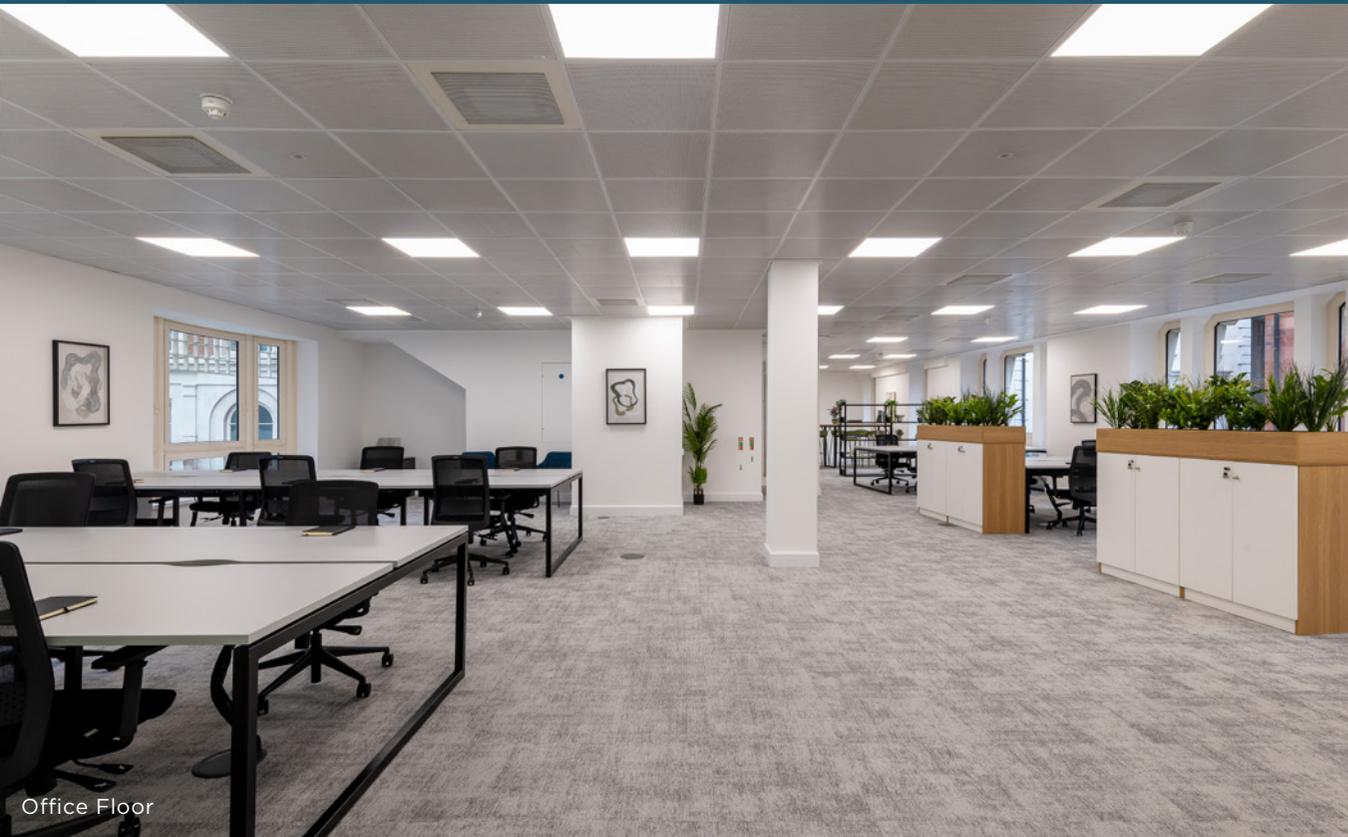
1 George Yard provides fully fitted office space with excellent natural light. Each floor features a modern fit-out, including multiple meeting rooms, kitchen, breakout areas, and open-plan workstations.



Meeting Room



Welcome Area



Office Floor

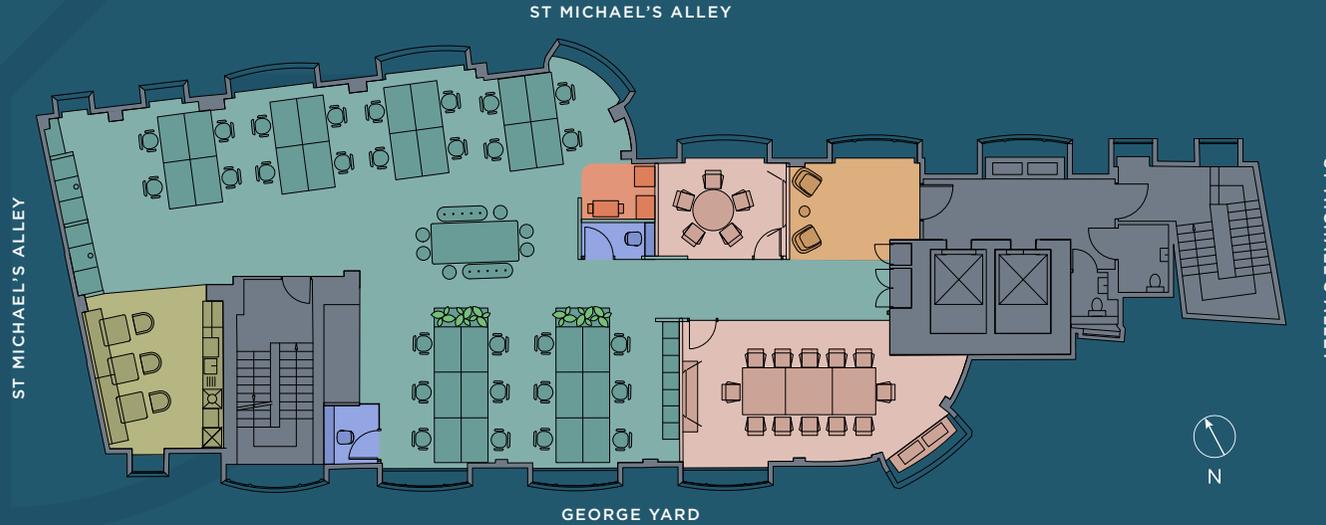
Availability

FLOOR	SQ FT	SQ M
5th	2,600	242
1st	2,563	238
TOTAL	5,163	480



5th Floor Plan

2,600 SQ FT / 242 SQ M



Workstations	28
Meeting Rooms	2
Phone Booths	2
Welcome Area	1
Kitchen	1
Comms Rack	1



Manned Reception



2 X Passenger Lifts



LED Lighting



Air Conditioning



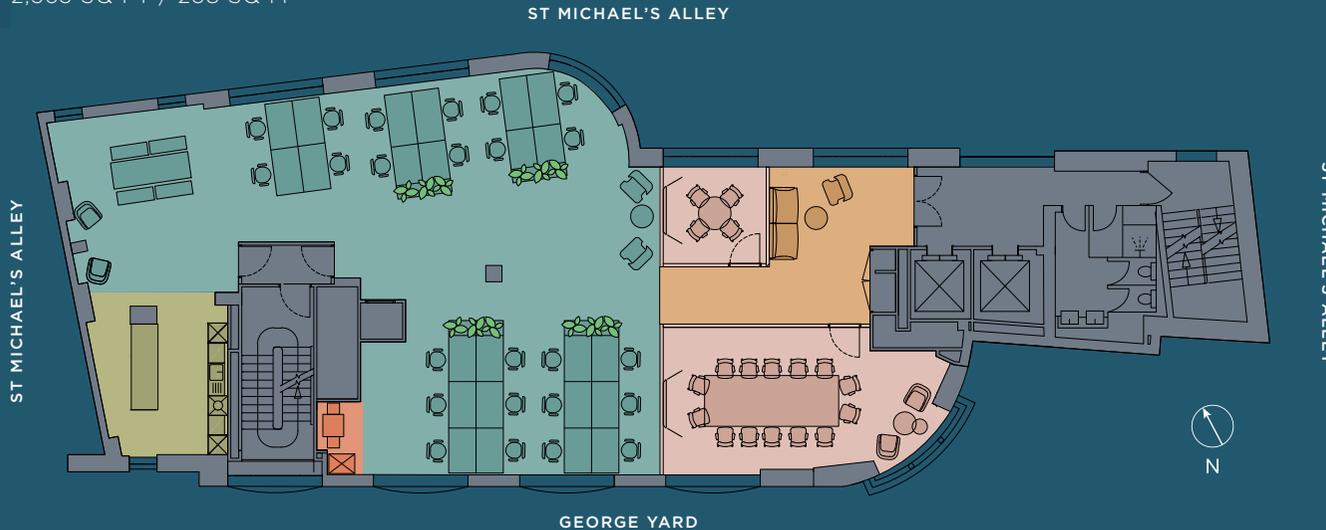
Excellent Natural Light



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

Location

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



Building Reception



Breakout Area



Kitchen

Terms

RENT
£69.50 per sq ft

RATES ESTIMATE
£25.50 per sq ft

SERVICE CHARGE
£20.01 per sq ft

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

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