

1 GRESHAM STREET, EC2

1.323 Sq Ft.

DESCRIPTION

The building provides high quality offices accessed via a manned reception and one passenger lift. The 5th floor offices are fitted and open plan in nature with one meeting room, breakout area and kitchen. The stunning top floor has feature pitched roof with exposed beams and a turret style room with views of St Pauls Cathedral.

The building includes bike racks and shower facilities together with a bookable meeting room in the basement.

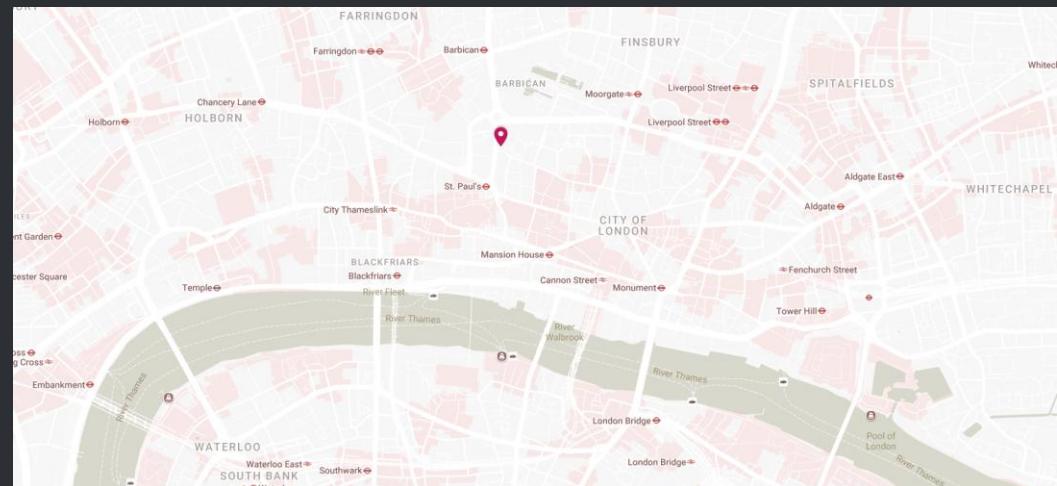
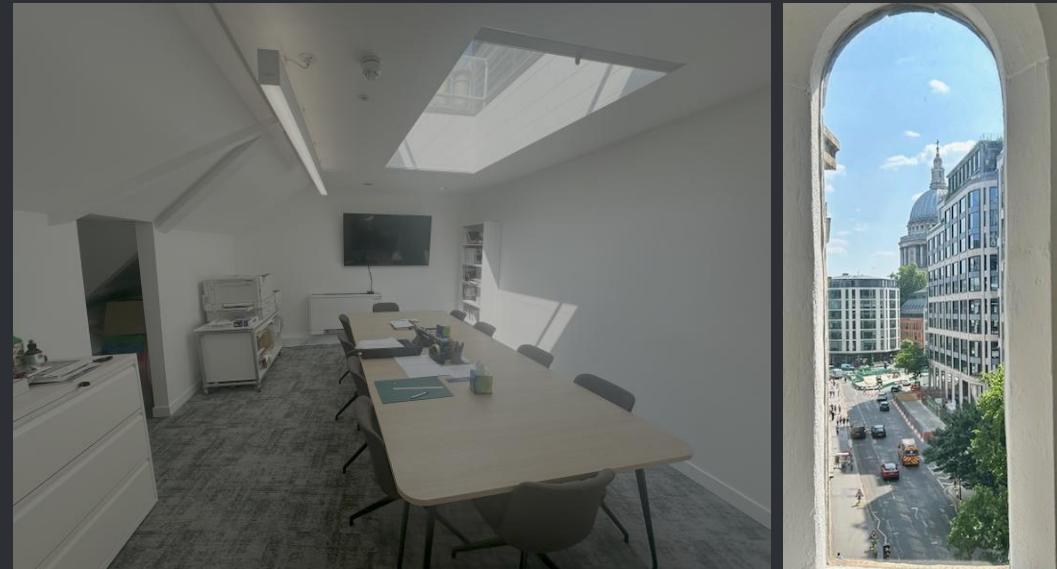
LOCATION

Situated at the junction of Gresham Street and St Martin's LE Grand, the building offers great views of St Paul's Cathedral and only 2 minutes from St Paul's Underground station.

The building is nestled in the prime City core, surrounded by major financial and legal institutions, eateries and amenities.

SPECIFICATION AND AMENITIES

- Air conditioning
- Raised floors
- 24-hour access
- One Passenger lifts
- Recently refurbished entrance hall
- Manned reception with commissioner
- Showers & bike racks
- Fitted space with an abundance of characterful features

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14 Floral St, Covent Garden, London, WC2E 9DH

1 GRESHAM STREET, EC2

1,323 Sq Ft.

SCHEDULE OF AREAS

| Floor | Sqft. | Sq. m | Available |
|-----------|-------|-------|-------------|
| 5th Floor | 1,323 | 123 | Immediately |

LEASE OPTIONS

Assignment or sublease until July 2028. Alternatively, a new lease is available directly from the landlord.

FINANCIALS

Rent: £67.50 per Sq ft.

Rates: £19.60 per Sq ft.

S/C: c.£24.50 per Sq ft.

VIEWINGS

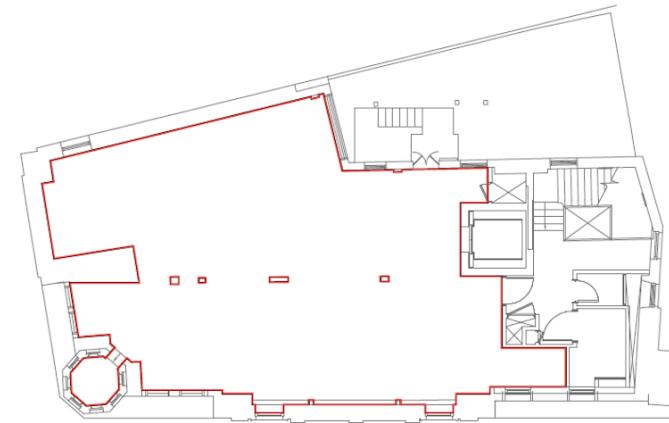
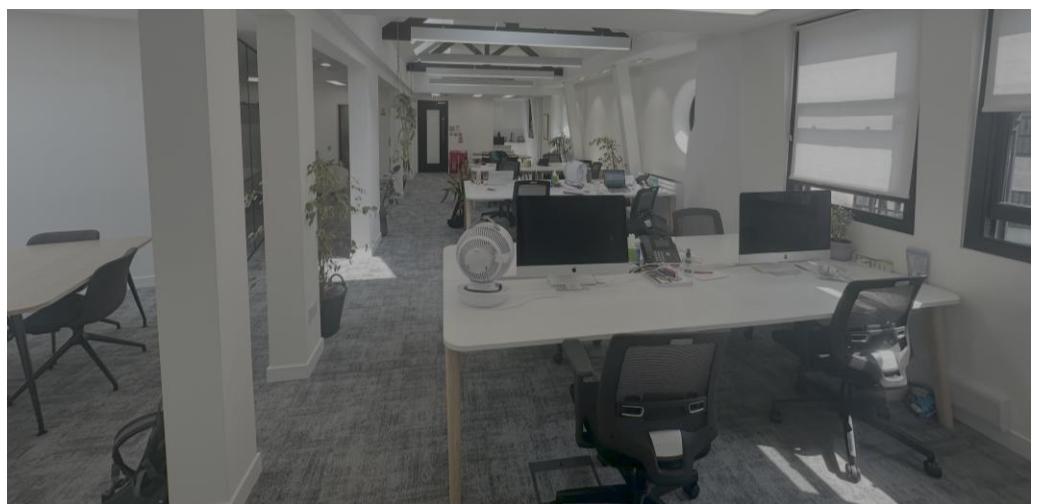
Strictly by appointment through SHB.



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