

## OFFICE TO LET

# 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.

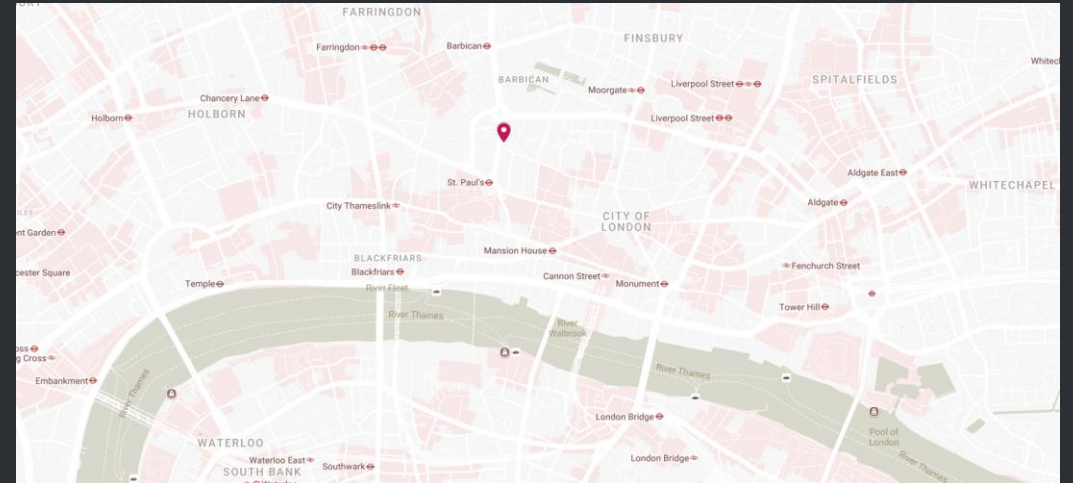
### SPECIFICATION AND AMENITIES

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

### 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.



# 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.



**Ollie Friend**

Head of Office Agency

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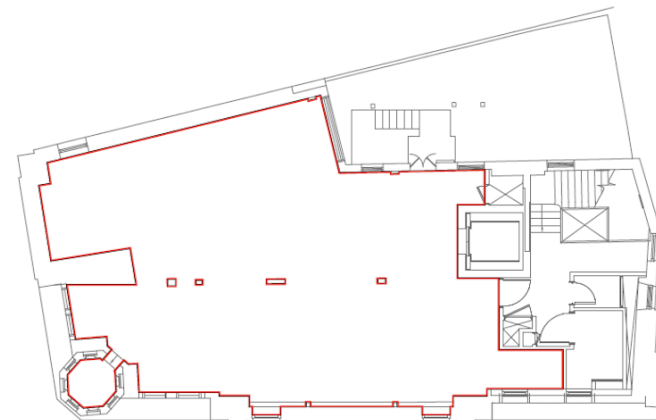
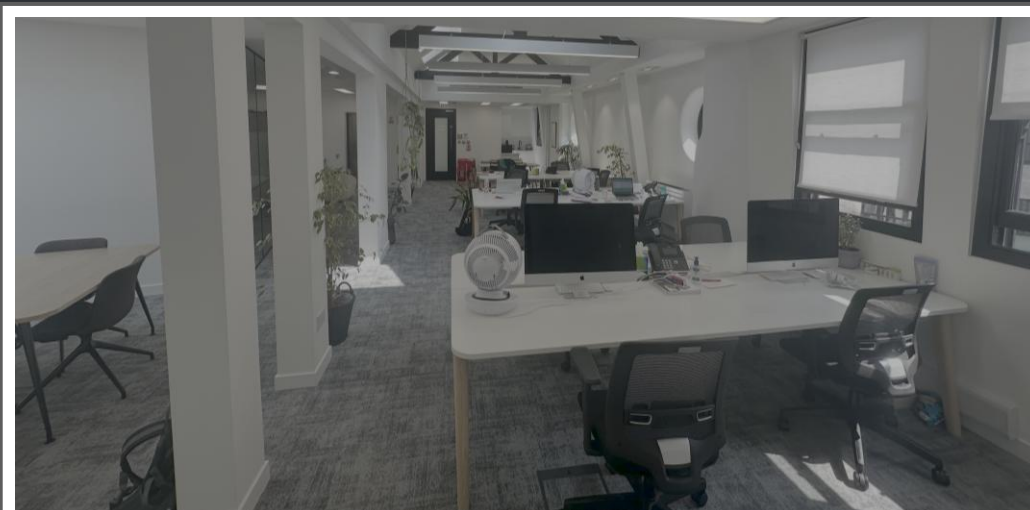


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