

TO LET - OFFICE

# 2 GRESHAM STREET

EC2V 7AD



## Key Highlights

- 22,410 sq ft
- Fully Fitted
- Comprehensively Refurbished to a BGY design in 2021
- Two entrances from Gresham Street and St Martin's Le Grand
- Communal Roof Terrace with unrivalled views of St Paul's, available to be booked privately
- Close to St Paul's, Barbican, Bank, Farringdon and Moorgate stations

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## Description

The 5th floor comprises 22,410 sq ft of fully fitted office accommodation within a building recently comprehensively refurbished to a Buckley Gray Yeoman design. The fit out, delivered by Overbury, makes clever use of the space, offering 22 meeting spaces, 10 phone pods as well as 180 work settings.

Being a tenant of the 5th floor would also bring access to the c.4,000 sq ft communal rooftop terrace with views directly over St Paul's Cathedral. The rooftop has an indoor welcoming area and comfort facilities, as well as a built in bar area and the terrace can also be used privately a few times a year. 2 Gresham Street also boasts an impressive double height main reception and best-in-class end of trip facilities, both new in 2021.

Full documentation available upon request.

## Location

The building occupies a prominent corner position on the western end of Gresham Street, and is served by access to St Paul's, Barbican, Bank, Farringdon and Moorgate Stations all within a short walk, giving access to the Central, Elizabeth, Hammersmith & City, Circle and Metropolitan Lines, as well as Thameslink and other mainline rail services.

The local area benefits from a wide range of amenity options, with Paternoster Square and the shopping on Cheapside moments from the building.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	22,410	2,081.96	Available
<b>Total</b>	<b>22,410</b>	<b>2,081.96</b>	

## Specification

- 4,000 sq ft terrace
- Fully Fitted
- Six x 26 person passenger lifts
- 1:8 Occupancy Density
- 300mm Raised Floors
- Four-pipe fan coil Air Conditioning

## Business Rates

Rates payable: £34.34 per sq ft

## Contact

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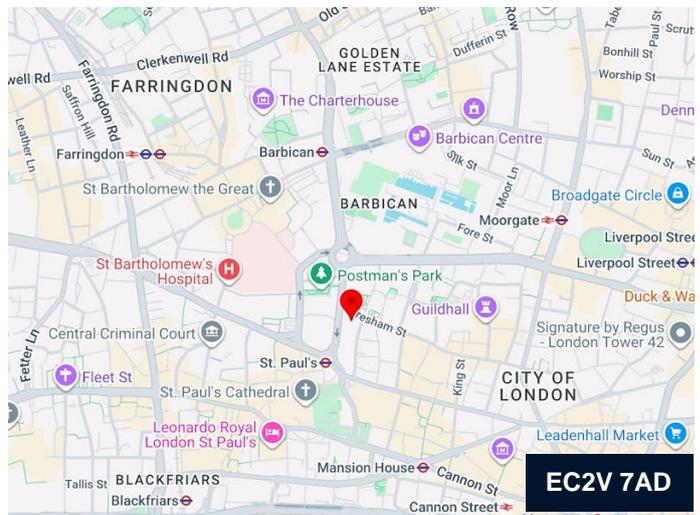
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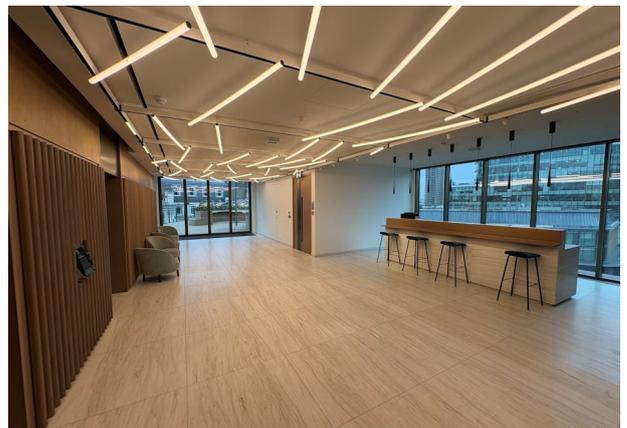
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## 2 GRESHAM ST LEVEL 5 LAYOUT



88  
Work  
settings with  
monitors



92  
Work settings  
without  
monitors

180  
Total work  
settings



22  
Meeting  
Rooms  
(147 seats)



108  
Collaboration  
spaces

288  
Total working  
capacity

- Reception / security
- Work settings with monitor x 88
- Work settings without monitors x 92
- Meeting rooms (2 pax) x 3
- Meeting rooms (3 pax) x 1
- Meeting rooms (4 pax) x 5
- Meeting rooms (6 pax) x 6
- Meeting rooms (8 pax) x 2
- Meeting rooms (10-12 pax) x 3
- Meeting rooms (18 pax) x 2
- Collaboration spaces x 108
- Phone booths x 10
- Storage
- IT rooms x 1
- Print areas x 3
- Kitchen / pantry x 2
- Teapoints x 1
- Wellbeing spaces (mothers/prayer room etc) x 2



Drawing not for construction

**Peldon Rose**