



52-54 Gracechurch Street

52-54 Gracechurch Street, London, EC3V 0EH

Coming soon -- High quality office space with excellent natural light in a prime City location close to Monument and Bank.

2,389 sq ft
(221.95 sq m)

- High quality City office accommodation
- Excellent natural light
- Air conditioning
- LED lighting
- Raised access floors
- Pre-installed fibre
- Manned reception and 24-hour access
- Showers, cycle storage and communal breakout space

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Summary

Available Size	2,389 sq ft
Rent	£65 per sq ft
Rates Payable	£22.01 per sq ft
Rateable Value	£110,000
Service Charge	£18.01 per sq ft
VAT	Applicable
EPC Rating	Upon enquiry

Description

52–54 Gracechurch Street provides high-quality office accommodation in a prime City of London location. The accommodation offers an efficient floor plate with excellent natural light.

The available space is currently being refurbished, with the final fit-out specification to be confirmed. However, if a tenant is particularly interested in the space and location, now would be an ideal time to discuss potential changes or customisations to the proposed works.

The CGI/render shown is indicative only and does not represent the exact final specification. It is intended to demonstrate the quality of finish and type of occupational environment that can be achieved.

Location

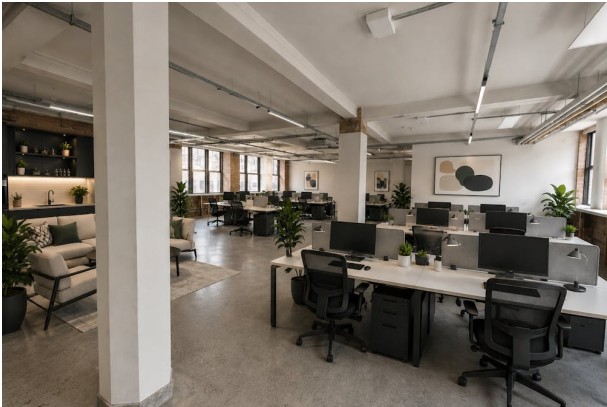
The building occupies a prominent position on the south-east side of Gracechurch Street, at the junction of King William Street, Cannon Street and Eastcheap, in the heart of the City of London and within easy reach of the EC3 insurance market.

Transport connections are excellent, with Monument, Bank, Cannon Street and Fenchurch Street stations all within approximately a three-minute walk. London Bridge is also within easy walking distance.

Accommodation

The accommodation currently comprises the 3rd floor front only, extending to 2,399 sq ft (222.87 sq m), and is coming back to the market.

Name	sq ft	sq m	Availability
3rd	2,389	221.95	Available
Total	2,389	221.95	



Viewing & Further Information



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