



**REFURBISHED, FITTED, FURNISHED**

## High Quality Office Suite in the City Core Fitted, Furnished and Fibre Ready

48 Gresham Street  
EC2V 7AY

Office  
**TO LET**

889 sq ft  
(82.59 sq m)

- High quality modern office space in a period style building
- A traditional or flexible 'all-inclusive' lease is available from the Landlord
- Prime City Core location, opposite the Guildhall
- Website Link - <https://greshamstreetestate.com/>
- 5th Floor benefits from high quality Cat A Plus fit-out and furniture

SUMMARY

Available Size	889 sq ft
Rent	£50 per sq ft GUIDE RENT, based on Cat A Plus
Business Rates	Refer to availability table
Service Charge	Refer to availability table
EPC Rating	Upon Enquiry

DESCRIPTION

Located opposite the historic Guildhall and just a short walk of St Paul's Cathedral and the Bank of England.

Surrounded by a large variety of good quality retail, including banks and eateries in nearby Cheapside and New Change. These include Cabotte, The Anthologist, Goodmans, Soho Coffee Co, Costa Coffee, EAT and Pret a Manger. The property is a short walk from the disused Midland Bank building which now houses The Ned, an amazing development offering a selection restaurants and a Hotel.

LOCATION

The property is served by a number of transport options being just a short walk in any direction to an underground station - Moorgate to the north, St Paul's to the west, Cannon Street and Mansion House to the south and Bank to the east.

ACCOMMODATION

The following is based on refurbished space with Cat A Plus fit-out and furniture					
Name	sq ft	Rent	Rates Payable	Service Charge	Availability
5th	889	£50 per sq ft	£14.80 /sq ft	£11.90 /sq ft	Under Offer
<b>Total</b>	<b>889</b>				

SPECIFICATION

Refurbished with new air-con, new feature LED lighting, new feature ceiling, kitchenette, new perimeter trunking, cabling and server cabinet.

EPC 5th Floor D91

VIEWINGS

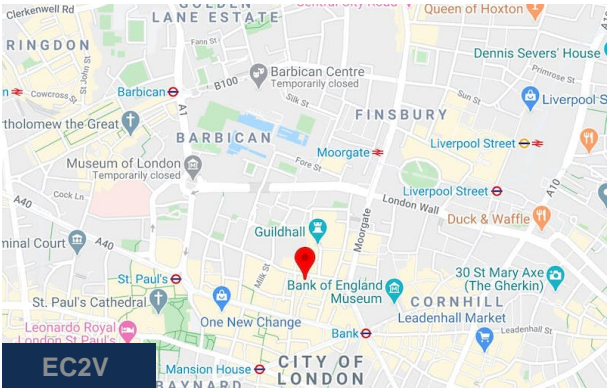
By appointment via sole joint agents, Dron & Wright / Gryphon Property Partners

TERMS

Available on a traditional lease or a flexible lease term on an 'all inclusive' basis

WEBSITE

<https://greshamstreetestate.com/>



Viewing & Further Information

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