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To Let



33 Gracechurch Street, EC3V

London, EC3V 0BT

4,720 sq ft part-fifth-floor office suite with 1,750 sq ft shared amenity. Tenant fit-out underway; anticipated completion February 2027.

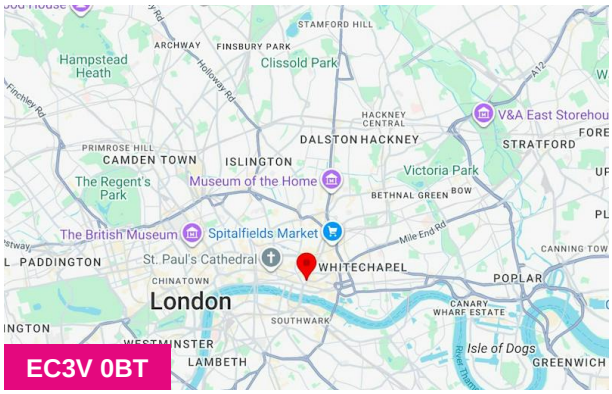
4,720 sq ft
(438.50 sq m)

- CAT A+ fit-out, 52 desks and an eight-person meeting room with completion anticipated by February 2027
- In the heart of the City's financial and insurance district
- 24/7 Security and Four destination-control, 20-person passenger lifts
- Raised floors, LED lighting and air conditioning
- Bicycle racks with new end-of-trip facilities

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Summary

Available Size	4,720 sq ft
Rent	£75 per sq ft
Rates Payable	£22.50 per sq ft
Rateable Value	£186,250
Service Charge	£18 per sq ft
VAT	Applicable
EPC Rating	Upon enquiry







Description

A self-contained 4,720 sq ft workplace at the corner of Gracechurch and Lombard Street. The current CAT A+ design provides 52 desks, an eight-person meeting room and informal reception and breakout space, with a further 1,750 sq ft of shared amenity.

Behind its retained Grade II listed façade, 33 Gracechurch Street occupies a prominent City position at the corner of Gracechurch and Lombard Streets. Occupiers arrive through a comprehensively refurbished reception on Gracechurch Street, with upgraded end-of-trip facilities. A dedicated entrance from Lombard Street also offers the potential for a self-contained reception and direct lift to the available floor.

Tenant fit-out works are underway; completion anticipated by the end of February 2027. CGIs illustrate the proposed specification.

Location

In the heart of the City's financial and insurance district, Gracechurch Street brings together historic architecture, established businesses and the character of Leadenhall Market.
Cafés, restaurants and bars are on the doorstep, with Bank and Monument close by. From lunch in Leadenhall Market to dinner around Bank, there is plenty to enjoy beyond the working day.
Bank: 4 minute walk. Monument: 5 minute walk. Liverpool Street: 10 minute walk.

Accommodation

Exclusive suite: 4,720 sq ft / 438.5 sq m. Shared amenity: 1,750 sq ft / 162.6 sq m, comprising two eight-person meeting rooms and informal breakout space. The shared amenity is non-exclusive, sits outside the 4,720 sq ft demise and is proposed to be shared with the fourth-floor occupier. Arrangements are to be agreed.

Name	sq ft	sq m	Availability
5th - Part Fifth Floor	4,720	438.50	Coming Soon
Total	**4,720**	**438.50**	

Specification

Refurbished double-height, manned reception
Four destination-control, 20-person passenger lifts
New LED lighting
Fully accessible raised floors
Dedicated bicycle racks and lockers
New end-of-trip facilities

Viewing & Further Information



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