

46 Gresham Street, Part of Gresham Street Estate, London, EC2V 7AY

High Quality Fully Fitted and Furnished Office Floors
Located Opposite the historic Guildhall

Summary

Tenure	To Let
Available Size	890 sq ft / 82.68 sq m
Rent	£57.50 per sq ft
Service Charge	£17.10 per sq ft Relating to Y/E 31st March 2026
Rates Payable	£18.51 per sq ft
Rateable Value	£31,750
EPC Rating	C (63)

Key Points

- Excellent City core location
- Fibre enabled (via Colt)
- High quality CatB office accommodation
- New flexible lease directly from the Landlord

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VAT	Applicable
Legal Fees	To be confirmed
EPC Rating	C (63)

Description

The period style property which forms part of Gresham Street Estate, is located in the City core and just a short walk from the Royal Exchange, Bank of England and St Paul's.

Location

Surrounded by a variety of high quality retail, including banks and eateries in nearby Cheapside and New Change. These include Cabotte, The Anthologist, Goodmans, Soho Coffee Co, Costa Coffee and Pret a Manger. The property is also a short walk from the historic building which now houses The Ned and which offers a large selection of high end restaurants and also a Hotel.

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

Accommodation

The accommodation comprises the following areas.

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
2nd	890	£57.50	£18.51	£17.10	Coming Soon

Specification

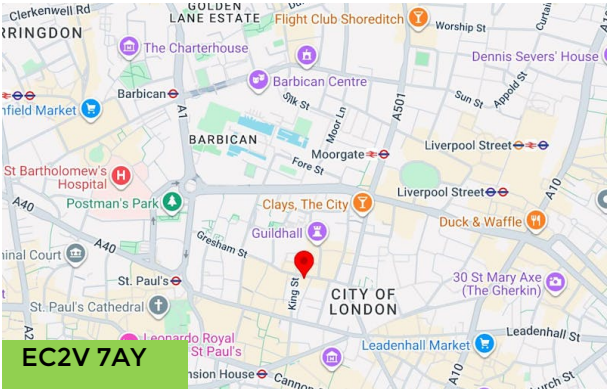
Fully fitted space with large boardroom and modern kitchenette.
Air-conditioning
LED suspended lighting
Passenger lift

Viewings

By appointment only, via joint sole agents, Kinney Green and Gryphon Property Partners.

Terms

Available on a new flexible lease directly from the Landlord, for a term to be agreed.



Viewing & Further Information

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