

# 81 GRACECHURCH STREET

LONDON EC3

Brand new fully fitted contemporary office space  
Whole 3rd floor - 3,159 sq ft

# PROMINENT & STYLISH

81 Gracechurch Street is a prominent, Grade II listed building, located in the heart of the City core of London. This exceptional period building offers a refurbished reception, commissionaire, bike storage and shower facilities.

The available 3rd floor at 81 Gracechurch Street has recently been remodelled and refurbished to provide 3,159 sq ft of new CAT B provision. The newly refurbished and fitted office floor benefits from 30 desks, 1 meeting room, 1 boardroom, kitchen/breakout area and a zoom room.



BUILDING RECEPTION



EXTERIOR

The property is situated in close proximity to the historic Leadenhall Market which dates back to the 14th Century and attracts significant footfall due to its lively atmosphere.

Gracechurch Street is one of the City of London's major thoroughfares linking London Bridge to Bishopsgate and is positioned close to the 'Tower Cluster', a collection of London's most prominent towers including 20 Fenchurch Street ('The Walkie Talkie'), The Leadenhall Building ('The Cheese Grater') and 30 St Mary Axe ('The Gherkin').



3RD FLOOR OPEN PLAN WORKSTATIONS



3RD FLOOR KITCHEN



3RD FLOOR BREAKOUT



3RD FLOOR OPEN PLAN WORKSTATIONS



# 3RD FLOOR CAT B

**Total - 3,159 sq ft**

- 30 x Desks
- 1 x Kitchen/breakout area
- 1 x Meeting room (4-6)
- 1 x Boardroom (8-10)
- Fibre installed
- 1 x Zoom room
- 1 x Reception Area



GRACECHURCH STREET



3RD FLOOR BOARDROOM



3RD FLOOR RECEPTION

# HIGHLIGHTS



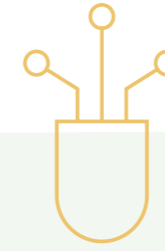
Prominent City core location



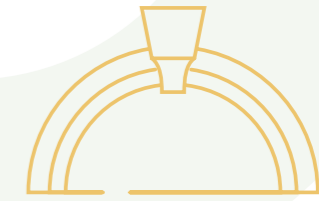
New Cat B provision



Bicycle storage & shower facilities



Fully cabled with fibre



Grade II listed building with period architecture



Refurbished reception & commissionaire



1 x Meeting room (4-6)  
1x Boardroom (8-10)



1 x Zoom room



30 x Desks



Kitchen & breakout area



# LOCATION LOCATION LOCATION

81 Gracechurch Street is at the epicentre of the City, surrounded by buzzing restaurants and bars. There are also fantastic retail offerings, coffee shops, gyms and transport connections only moments away.



ROYAL EXCHANGE



LEADENHALL MARKET



14 HILLS





81 GRACECHURCH STREET

# 81 GRACECHURCH ST

**LIVERPOOL ST**  
10 MINS WALK

**ALDGATE**  
9 MINS WALK

**BANK**  
4 MINS WALK

**FENCHURCH ST**  
7 MIN WALK

**MONUMENT**  
3 MINS WALK

**LONDON BRIDGE**  
12 MINS WALK

**CANNON ST**  
7 MINS WALK

Map showing various restaurants and landmarks around 81 Gracechurch Street. Restaurants include: Tossed, Tortilla, Little Farm, The Ivy City Garden, Kenza Restaurant & Lounge, Duck & Waffle, Blacksheep Coffee, Hawksmoor Guildhall, Anthologist, Mint Leaf Lounge, Natural Kitchen, Signature by Regus, Haz, Coya City, City Social, The Alchemist, For a, Le Relais de Venise l'Entrecôte, Burger & Lobster, City Social, Brasserie Blanc, Threadneedles, Bob Bob Ricard City, Swingers, Grind, The Royal Exchange, Fortnum & Mason, Aldgate Square, Coq d'Argent, The Ned, Gymbox, Forge, Lloyd's of London, Shikumen Luxe, Brigadiers, Vinoteca, The Moniker, Cococure, The Sugar Loaf, Caravan, The Vintry, The Garden at 120, Fitness First, East India Arms, The Folly, Curators Coffee Studio, 14 Hills, The Moniker, The Moniker, Sky Garden, The Moniker, Blacklock City, Third Space, The Banker, The Oyster Shed, The Monument, Britannia, Brewdog, Four Seasons, Skyline London, St Dunstan in the East Church Garden.





81 GRACECHURCH STREET  
LONDON EC3

## LEASE

---

A new lease is available direct from the Landlord for a term by arrangement.

NEWTON  
PERKINS

allsop

---

**Nick Russell-Smith**

07918 588 107

nrs@newtonperkins.com

---

**Tom Nicoll**

07734 680 412

tom.nicoll@allsop.co.uk

**Harry Woods**

07884 602 870

hw@newtonperkins.com

**Harri Guy**

07917 918 124

harri.guy@allsop.co.uk

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property. March 2024.