



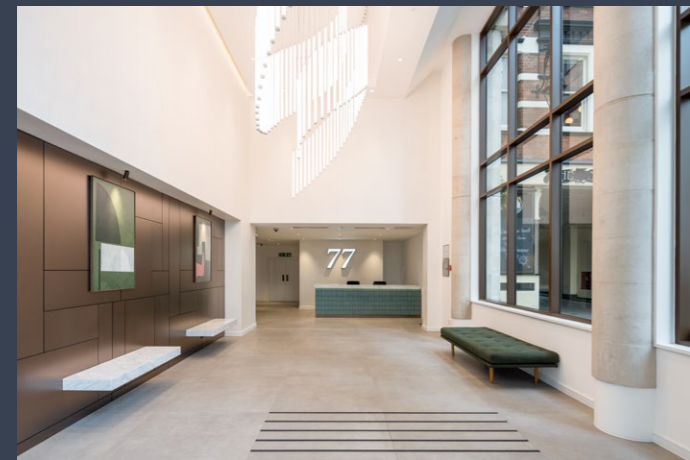
**GRACECHURCH STREET
LONDON EC3**



**NEW FULLY FITTED OFFICES TO LET
1ST FLOOR EAST - 2,750 SQ FT / 3RD FLOOR WEST - 4,624 SQ FT**



**NEWLY REFURBISHED,
FULLY FITTED OFFICES
WITH DIRECT ACCESS TO
LEADENHALL MARKET**



ACCOMMODATION

FLOOR	CONDITION	SQ FT	SQ M
3rd Floor West	Fully Fitted	2,750	255
1st Floor East	Fully Fitted	4,624	430
TOTAL		7,374	685

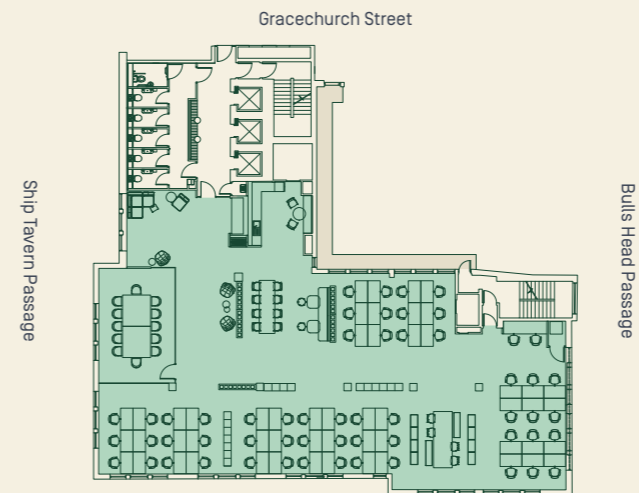


AMENITIES

- Newly refurbished double height reception
- EPC A rating
- 3 x 10 person passenger lifts
- Secure cycle storage
- New WCs
- Shower and locker facilities
- New metal tile and plasterboard suspended ceiling
- Newly fitted to Cat B, with furniture and cabling
- New VRF air-conditioning
- Live internet connectivity
- LED lighting
- F45 gym

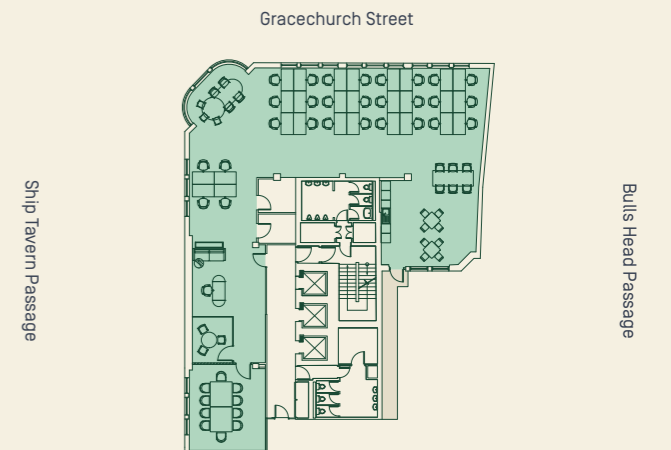


1ST FLOOR EAST PLAN 4,624 SQ FT / 430 SQ M



Open plan desks	54	Reception	1
Hot desks	2	Breakout area / teapoint	1
12 person boardroom	1	Comms room	1
Collaboration areas	1		
Total occupancy excluding hot desks			54

3RD FLOOR WEST PLAN 2,750 SQ FT / 255 SQ M



Open plan desks	28	Reception	1
10 person boardroom	1	Breakout area / teapoint	1
3 person meeting room	1	Comms room	1
Collaboration areas	1		
Total occupancy			28

Floor Core
For indicative purposes only. Not to scale.

A PRIME CITY LOCATION WITH EXCELLENT CONNECTIONS

Gracechurch Street is located between the Bank of England and Lloyd's of London and provides a key link from London Bridge and Monument in the south to Bishopsgate in the north.

The building is well served by a wide range of retail, leisure and restaurant amenities in the immediate locality.



MONUMENT



BANK



FENCHURCH STREET



CANNON STREET



LIVERPOOL STREET



All journey times taken from the building. Source: TfL



FURTHER INFORMATION

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NEWTON PERKINS

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