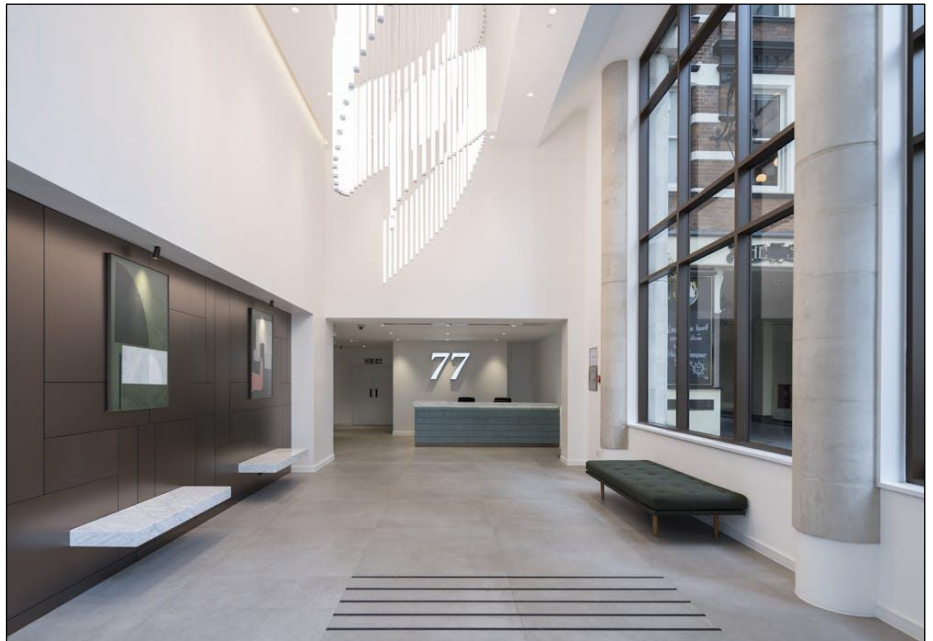


## High Quality, Fully Fitted Space 77 Gracechurch Street, EC3



### Transport Links

- 0.04 miles from Monument
- 0.20 miles from Bank
- 0.30 miles from Cannon Street
- 0.60 miles from Liverpool Street

### Lease

A new lease is available direct from the Landlord for the 1<sup>st</sup> Floor East. The 3<sup>rd</sup> floor must have a mutual break in July 2028.

### Rent

1<sup>st</sup> Floor East – £67.50 per sq. ft.  
3<sup>rd</sup> Floor West – £62.50 per sq. ft.

### Accommodation

3 <sup>rd</sup> Floor West	2,762 sq. ft.	U/O
1 <sup>st</sup> Floor East	4,624 sq. ft.	430 m <sup>2</sup>

### Rates Payable (2024/25)

Estimated at £21.59 per sq. ft.

However, all interested parties should make their own enquiries.

### Service Charge

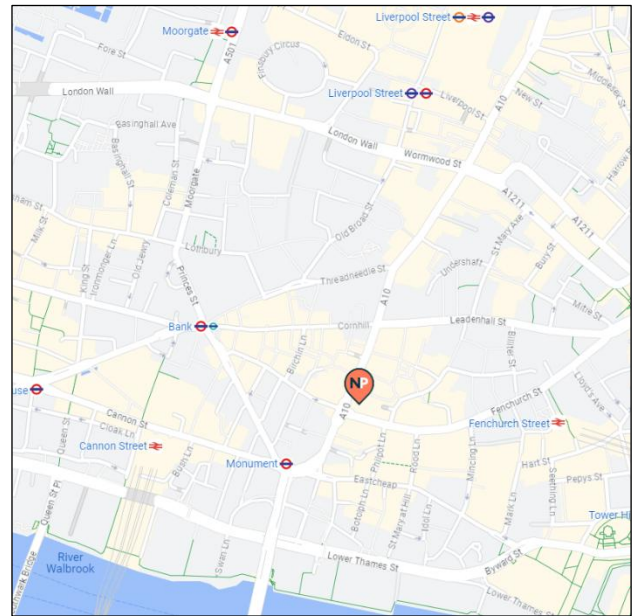
Estimated at £14.00 per sq. ft.

### VAT

The building has been elected for VAT.

## Amenities

- New remodelled double height manned reception
- Air conditioning
- Brand new fit out
- Fully Accessible Raised Floor
- EPC Rating A
- Direct access to Leadenhall Market
- Bike racks and showers
- Manned reception



## 3<sup>rd</sup> West Indicative Floor Plan



# 1st Floor East Floor Plan





## Newton Perkins

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