



CENTURION HOUSE

37 JEWRY STREET, EC3

NEWLY FITTED CONTEMPORARY OFFICE SPACE
AVAILABLE FROM 2,052 - 8,644 SQ FT



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Centurion House has recently undergone an extensive refurbishment to provide a new building reception, new end-of-trip provisions and 8,644 sq ft of modern contemporary office space across four individual floors.

The 1st, 3rd & 4th floors all benefit from a fully fitted and furnished Landlord provision, with variation of finishes on offer. The 2nd floor will be available in a new CAT A+ condition.



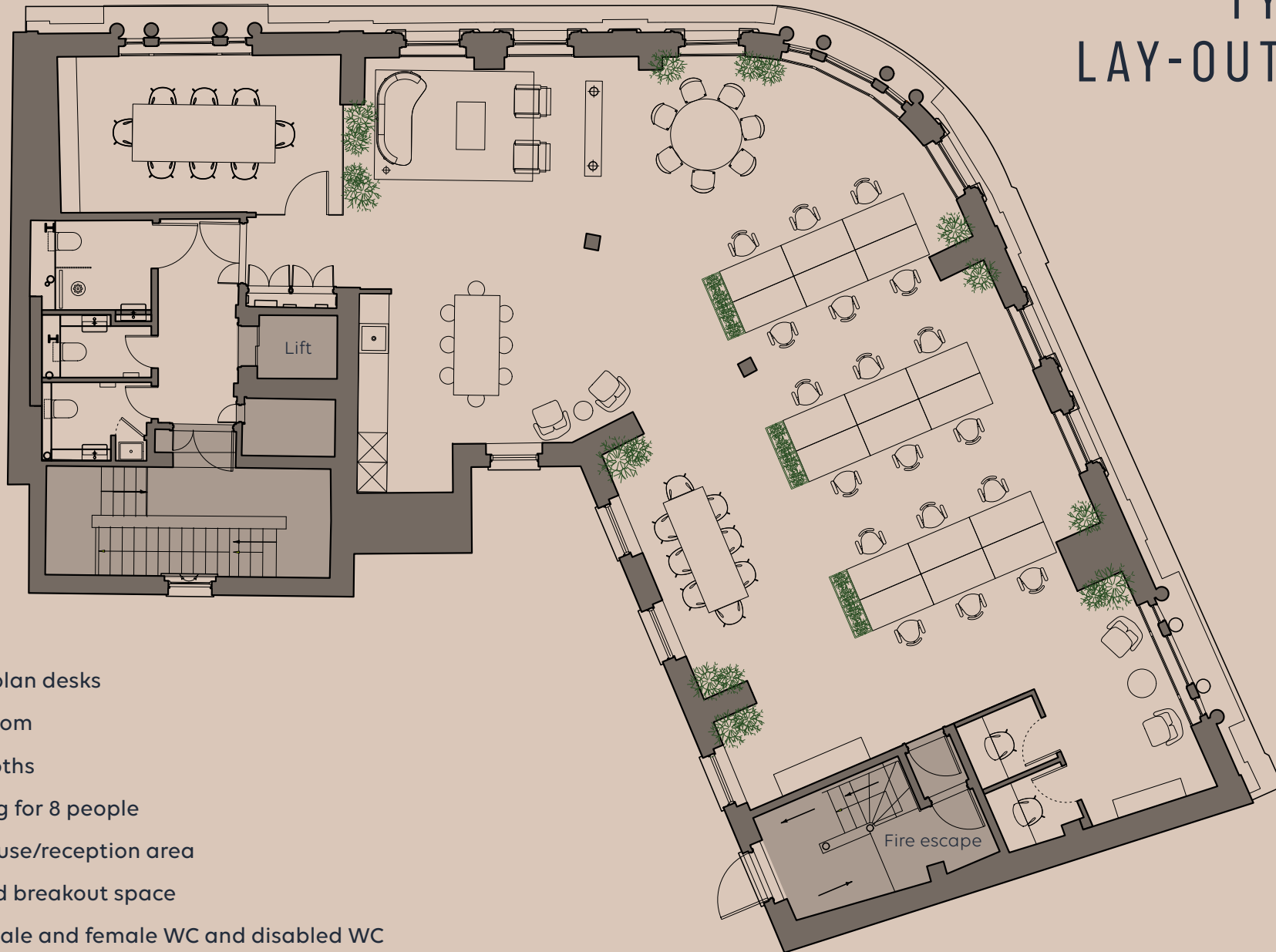
CGI - NEW RECEPTION

AVAILABILITY

FLOOR	AREA (SQ FT)	AREA (SQ M)	CONDITION
4th	2,052	190	Newly fitted & furnished
3rd	2,221	206	Newly fitted & furnished
2nd	2,215	206	CAT A+
1st	2,156	199	Newly fitted & furnished



TYPICAL LAY-OUT PLAN



- 18 x Open plan desks
- 1 x Boardroom
- 2 x Call booths
- Hot desking for 8 people
- Front of house/reception area
- Kitchen and breakout space
- Demised male and female WC and disabled WC
- Demised shower

SPECIFICATION



Newly Refurbished
Building Reception



New Fully Fitted
& Furnished Office Floors



Full Access Raised Floors



New VRF
Air Conditioning



New LED (LG7)
Lighting



New Cat 6
Wiring Throughout



Refurbished & Demised
WCs including disabled
on each floor



Fibre
Connectivity



New End-of-Trip Facilities
& Bicycle Storage



Target EPC B



CGI - ON FLOOR RECEPTION



CGI - OPEN PLAN OFFICE



CGI - MEETING ROOM

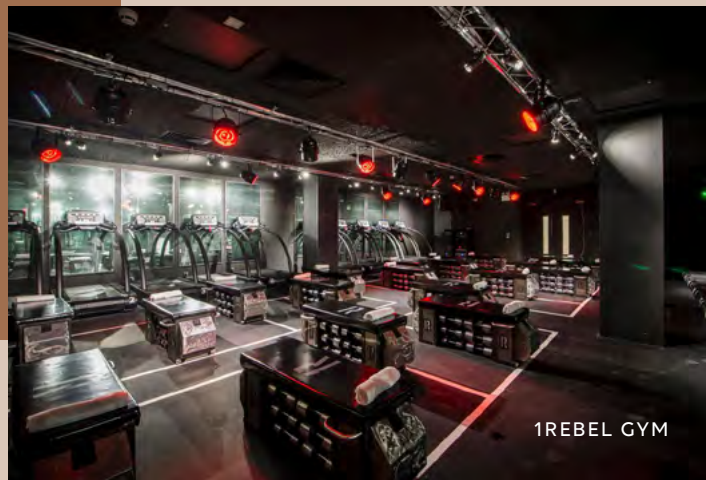
LOCATION

Centurion House benefits from prominent City of London location on the corner of Jewry Street and Aldgate High Street, in close proximity to Aldgate, Liverpool Street and Aldgate East Stations.

The local area benefits from a variety of amenities and F&B offerings with the City core and Spitalfields Market both within a 10 minute walk.



SPITALFIELDS MARKET



1REBEL GYM



ALDGATE SQUARE

TRANSPORT

Both Liverpool Street and Fenchurch Street Stations are within comfortable walking distance with Aldgate and Tower Hill underground stations close by.



- Circle Line
- District Line
- Hammersmith & City Line
- Metropolitan Line
- Central Line
- DLR
- ⋯ Elizabeth Line (Crossrail)
- - - National Rail



CONTACT

For further details or to arrange an inspection, please contact:



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Developed by:

The logo for gms, featuring the lowercase letters "gms" in a white, serif font.

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