

41 GRACECHURCH STREET
LONDON EC3

52-53

DESCRIPTION

The fully fitted first floor offices are primarily planned in clear space together with a meeting room and a kitchen/break out area. The offices benefit from excellent natural light and would be easily capable of further sub-division if required.

The office floor in total extends to approximately 2,350 sq ft (218 sq m).





FEATURES

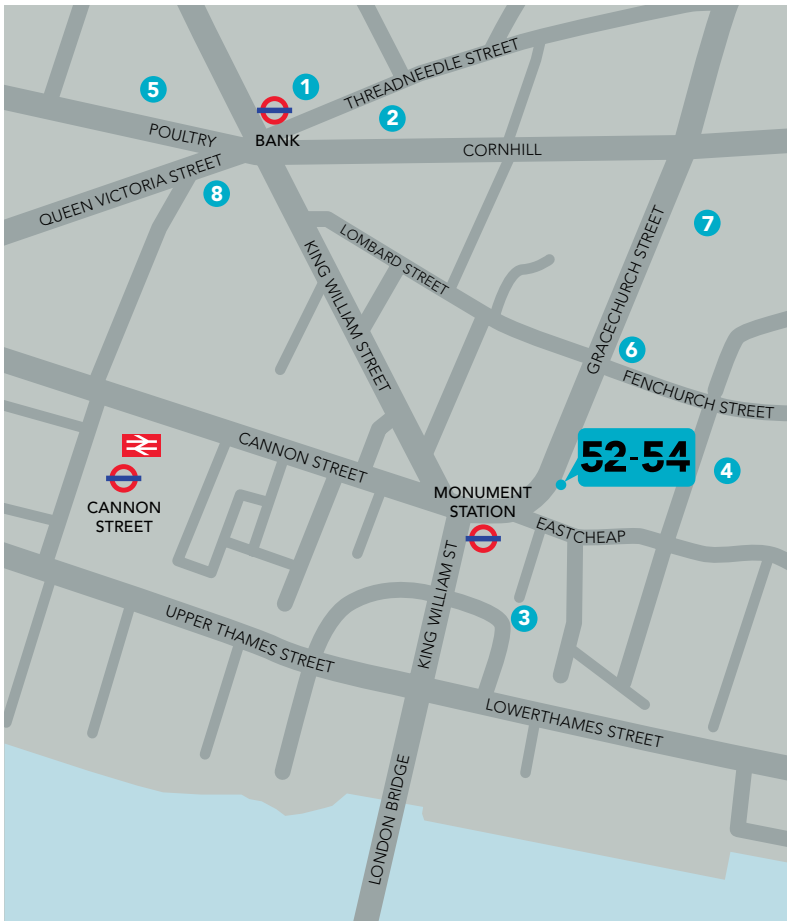
- Fully fitted offices
- Air conditioning
- Raised floor
- Furniture available by separate arrangement
- Passenger lift
- Impressive manned ground floor entrance
- 24 hour access
- Showers and cycle storage
- Excellent natural daylight



LOCATION

52 – 54 Gracechurch Street is a prestigious building in a prime City core location.

The building is located on the east side of Gracechurch Street, close to the junction with Eastcheap. Cannon Street, Bank and Monument and Stations are all within close proximity.



- | | |
|----------------------|---------------------|
| 1 Bank of England | 5 The Ned |
| 2 The Royal Exchange | 6 Marks & Spencer |
| 3 Monument | 7 Leadenhall Market |
| 4 Sky Garden | 8 Mansion House |

TERMS

Full rent and lease terms on request.

EPC

E103

VIEWING

By appointment through landlord's sole agents.



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VIDEO LINK

Note that particulars are submitted for guidance only and do not form part of any contract. Applicants must rely upon their own enquiries upon all matters relating to properties they intend to acquire. All floor areas quoted are approximate. All terms are exclusive of Value Added Tax. (July 2020)
