

KAUFFMANS

FULLY FITTED OFFICES TO LET
958 SQ FT – 2,878 SQ FT

52-54 GRACECHURCH STREET,
LONDON EC3



DESCRIPTION

52-54 Gracechurch Street is a prominent multi-tenanted office building benefitting from a mixture of fitted and CAT A offices with a manned reception and dedicated tenant hub with kitchen and complimentary WIFI. The available accommodation is as follows:

7th Floor East – 958 sq ft

Fully fitted and cabled, 10 desks, 8 person meeting room, kitchen and views of the Shard & Monument.

4th Floor East – 2,006 sq ft

Fully fitted and cabled. 22 desks, 2 x meeting rooms, kitchen breakout.

1st Floor East & West – 4,638 sq ft

Bespoke fit out opportunity
Up to 50 desks with meeting rooms and breakout

Ground Floor West – 2,878 sq ft

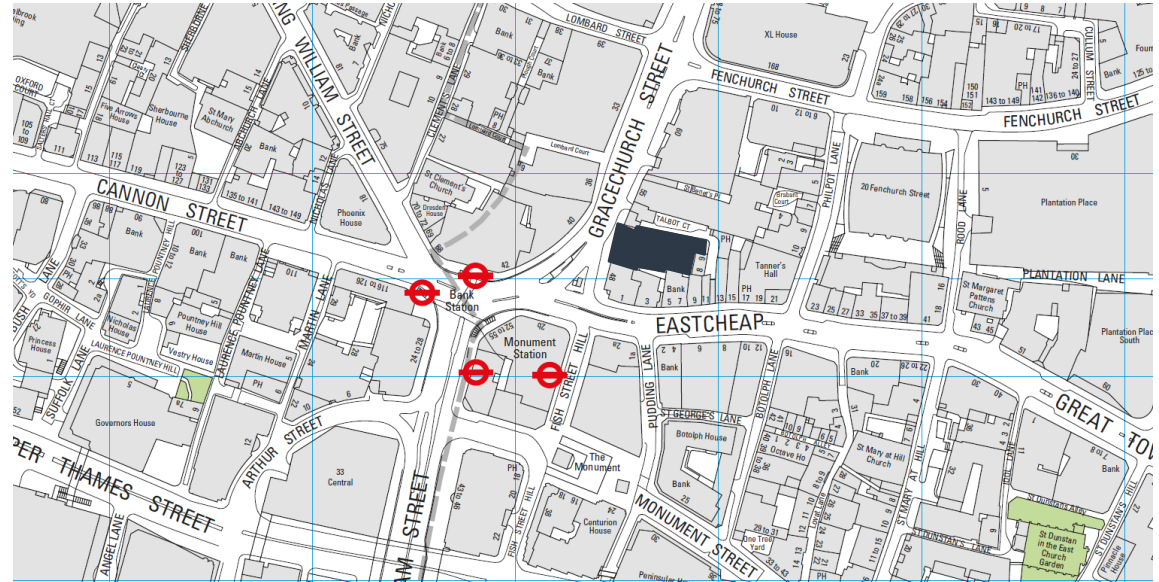
Fully fitted and cabled. 30 desks, 4 meeting rooms, over 3m floor to ceiling height with exposed services.



Indicative landlords turnkey fit out

LOCATION

Prominently located on the east side of Gracechurch Street, 52-54 is situated in an optimal location for access to the City’s financial district and the EC3 Insurance Hub. Transport links are excellent with London Bridge, Monument, Bank, Liverpool Street and Fenchurch Street stations all within a short walk.



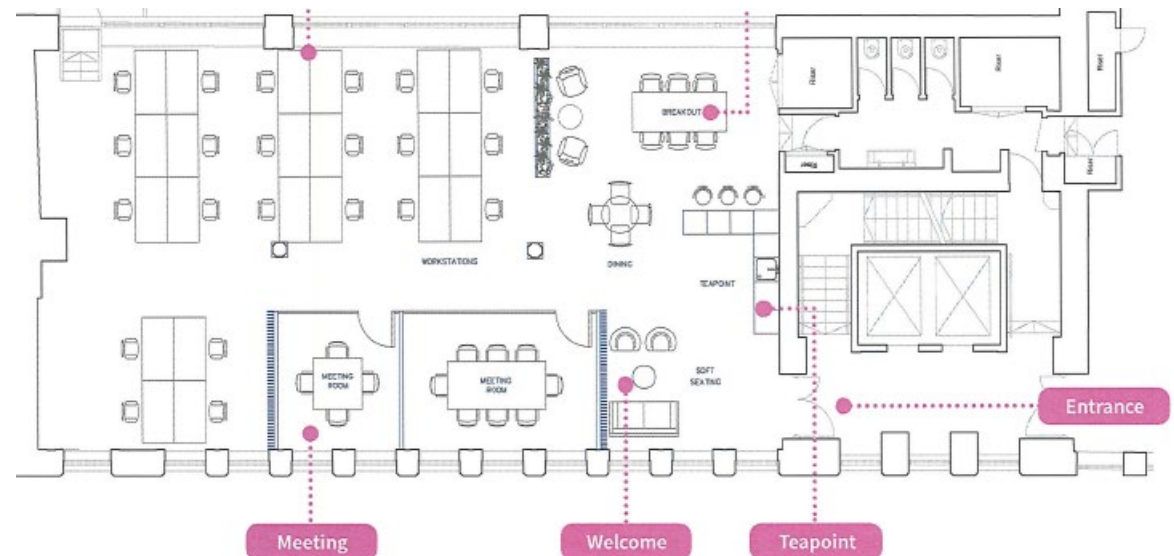
NEWLY REFURBISHED FULLY FITTED OFFICE SPACE

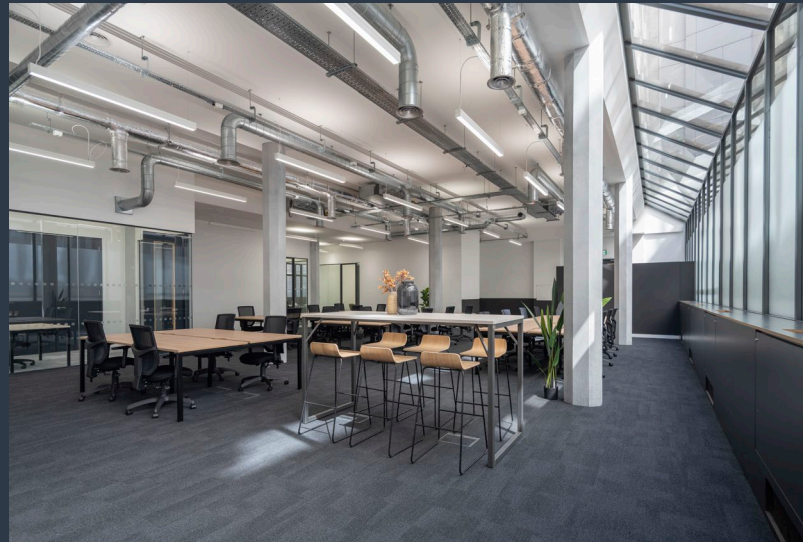
ACCOMMODATION

FLOOR	SQ FT	SQ M
7 th East (Fitted)	958`	89
4 th East (Fitted)	2,006	186.4
1 st East – (Bespoke)	2,239	208
1 st West – (Bespoke)	2,399	222.9
Ground – (Fitted)	2,878	267.4

Example Space Plan (4th East)

2,006 Sq Ft / 186.4 Sq M





SPECIFICATION



Air conditioning



Fitted or CAT A



New LED lighting and raised access floor



Shower facilities & cycle storage



24 Hour access



Fibre connectivity



Manned reception



2 x passenger lifts



Communal tenant breakout area

TERMS

Term:	A new lease direct from the Landlord
Rent:	From £57.50 per sq ft per annum exc.
Rates:	£23.50 per sq ft (may vary floor to floor)
Service Charge:	£17.89 per sq ft
VAT:	The property is elected for VAT purposes
EPC Rating:	Minimum C varying from floor to floor

Further Information

To arrange a viewing or for any further information, please contact:

Jeremy Prosser

E: jeremy@kauffmans.co.uk

T: 020 7871 2828

M: 07931 593 163

Anne Housden

E: anne@kauffmans.co.uk

T: 020 7871 2828

M: 07775 874 480

KAUFFMANS

74 Coleman Street

London

EC2R 5BN

Tel: (0)20 7871 2828

Hall Kemp (Joint Agent)

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