

TO LET - OFFICE

# 40 GRACECHURCH STREET

40 Gracechurch Street, EC3V 0BT



## Key Highlights

- 9,810 to 33,955 sq ft
- Newly refurbished CAT A
- End of trip facilities
- 4 x passenger lifts
- Private terracing on 4th, 7th and 8th floors
- Large reception
- Prime location

SAVILLS City  
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## Description

40 Gracechurch Street is a high profile 122,042 sq ft office and retail development. It seamlessly blends the classic sweep of a part period façade with a modern construction, providing contemporary office accommodation in the heart of the City of London.

The 4th and 8th floors have just undergone a new CAT A refurbishment, with the 7th floor to follow later this year. Each floor benefits from private terracing.

## Location

Located at the junction of Gracechurch Street and King William Street, and only a moment from The Monument and London Bridge, 40 Gracechurch Street is strategically situated to serve both the financial and insurance districts.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
8th	9,810	911.38	Available
7th	11,171	1,037.82	Available
4th	12,974	1,205.32	Available
<b>Total</b>	<b>33,955</b>	<b>3,154.52</b>	

## Specification

- Private terracing
- New CAT A
- End of trip
- Impressive arrival experience
- Landmark building
- 4 x passenger lifts

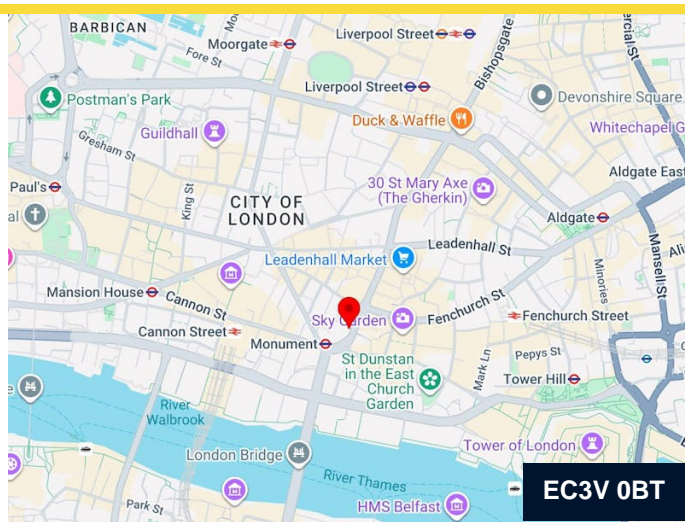
## Terms

Rent: £72.50 - £75.00 psf

Service Charge: £13.32 psf

Rates: EST £28.50 psf

For all enquiries and viewings please contact Artie Taylor, Stuart Lawson, or Sophie Watts at Savills.



## Contact

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