

## OFFICE TO LET

# 1 GRESHAM STREET, EC2

1.323 Sq Ft.

### DESCRIPTION

The building provides high quality offices accessed via a manned reception, 2 passenger lifts. The 5th floor offices are fitted and open plan in nature with 2 meeting rooms and kitchen. The stunning top floor has feature pitched roof with exposed beams and a turret style room with views of St Pauls Cathedral.

The building includes bike racks and shower facilities together with a bookable meeting room in the basement.

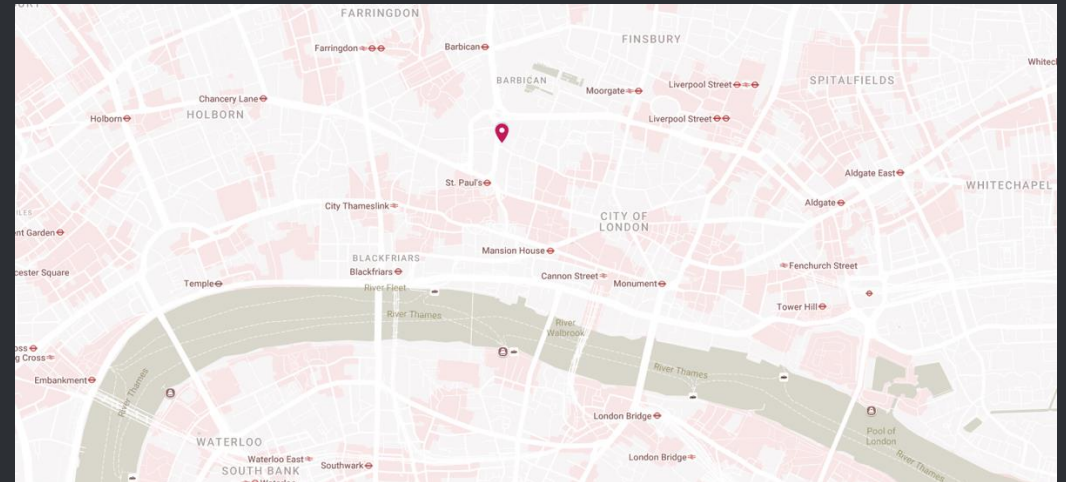
### SPECIFICATION AND AMENITIES

- Air conditioning
- Raised floors
- 24-hour access
- 2 Passenger lifts
- Recently refurbished entrance hall
- Manned reception with commissionaire
- Showers & bike racks
- Fitted space with an abundance of characterful features

### LOCATION

Situated at the junction of Gresham Street and St Martin's LE Grand, the building offers great views of St Paul's Cathedral and only 2 minutes from St Paul's Underground station.

The building is nestled in the prime City core, surrounded by major financial and legal institutions, eateries and amenities.



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1,323 Sq Ft.

## SCHEDULE OF AREAS

Floor	Sqft.	Sq. m	Available
5th Floor	1,323	123	Immediately

## LEASE OPTIONS

Assignment or sublease until July 2028. Alternatively, a new lease is available directly from the landlord.

## FINANCIALS

**Rent:** £67.50 per Sq ft.

**Rates:** £19.60 per Sq ft.

**S/C:** c.£24.50 per Sq ft.

## VIEWINGS

Strictly by appointment through SHB.



**Ollie Friend**

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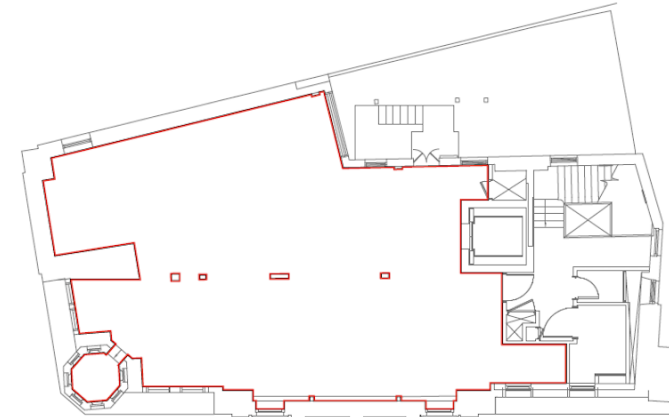


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