



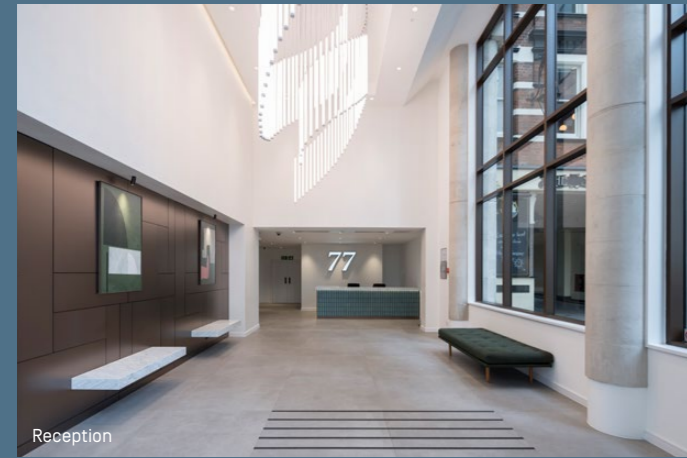
**GRACECHURCH STREET
LONDON EC3**



7,169 SQ FT (666 SQ M)
HIGH QUALITY FITTED OFFICE SPACE



**NEWLY REFURBISHED,
FULLY FITTED, CITY OFFICES
WITH DIRECT ACCESS TO
LEADENHALL MARKET**



Reception



2nd floor open plan office space















2nd floor collaboration area and workstations



2nd floor kitchenette / breakout area

AMENITIES

-  Newly refurbished double height reception
-  3 x 10 person passenger lifts
-  New on-floor WC's
-  New metal tile and plasterboard suspended ceiling
-  New VRF air-conditioning
-  LED lighting
-  Fully accessible raised floor
-  Secure cycle storage
-  Shower and locker facilities
-  Newly fitted to Cat B, with furniture and cabling
-  Live internet connectivity
-  F45 gym



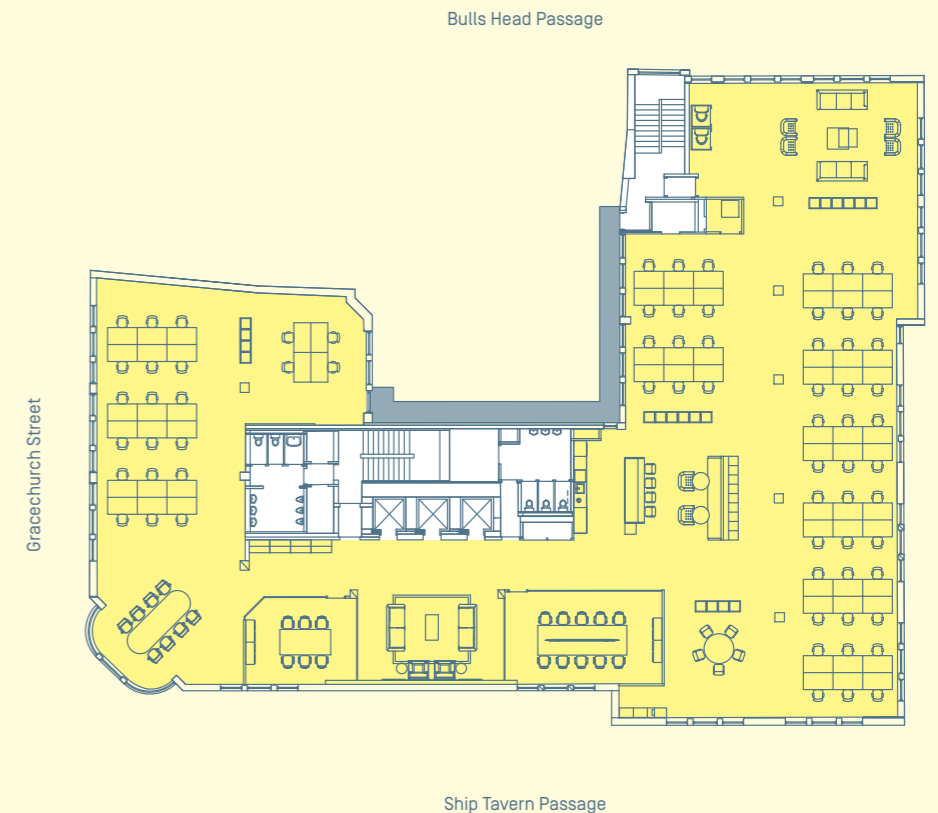
2nd floor lounge / breakout area



2nd floor meeting room

**2ND FLOOR PLAN
7,169 SQ FT / 666 SQ M**

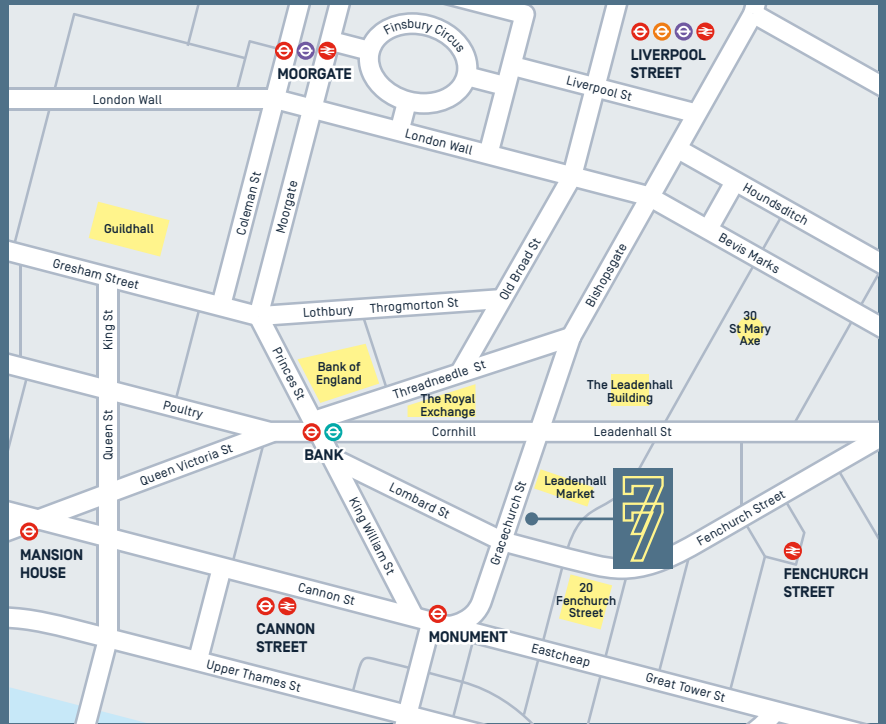
Open plan desks	70
10 person meeting room	1
6 person meeting room	1
Hot desks	13
Collaboration areas	1
Reception	1
Breakout area / teapoint	1
Phone booths	2
Comms room	1
Total occupancy excluding hot desks	70



A PRIME CITY LOCATION WITH EXCELLENT CONNECTIONS

Gracechurch Street is located between the Bank of England and Lloyd's of London and provides a key link from London Bridge and Monument in the south to Bishopsgate in the north.

The building is well served by a wide range of retail, leisure and restaurant amenities in the immediate locality.



MONUMENT

 2 minutes 

BANK

 4 minutes 

FENCHURCH STREET

 5 minutes 

CANNON STREET

 5 minutes 

LIVERPOOL STREET

 8 minutes 

All journey times taken from the building. Source: TfL



FURTHER INFORMATION

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