

40 Gracechurch Street, London EC3

To Let: 6th floor offices – 12,718 sq ft

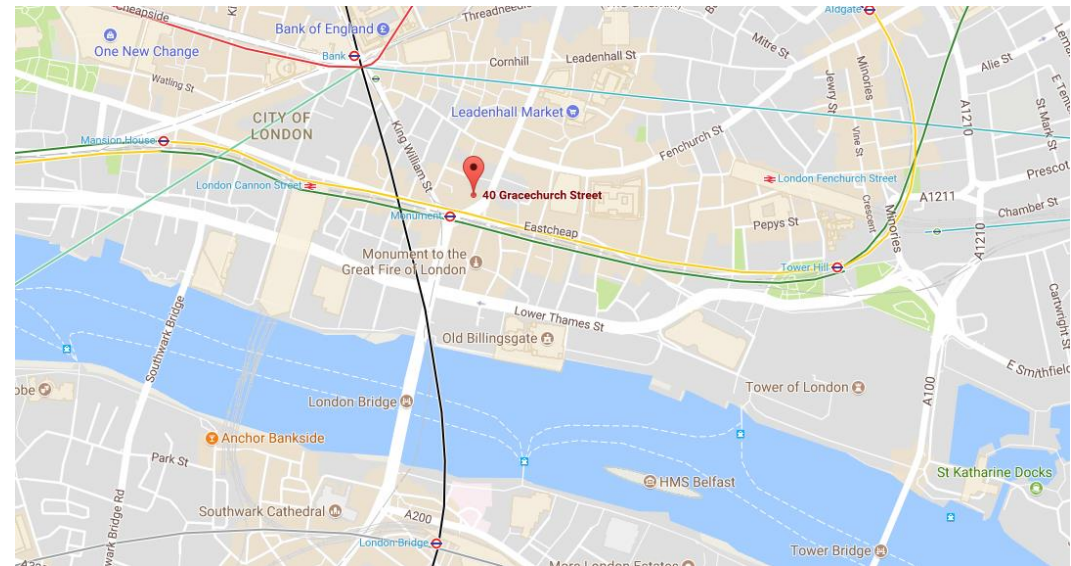


LOCATION

40 Gracechurch Street is prominently located at the junction of Gracechurch Street and King William Street, in the heart of the City of London. The property is also located close to Lloyd's of London and is surrounded by many retail and leisure facilities, including the benefits and amenities of close by Leadenhall Market.

40 Gracechurch Street benefits from excellent transport communications with Monument (Circle & District lines) and Bank (Central, DLR, Northern and Waterloo & City lines) stations within a few minutes walk. Cannon Street, London Bridge and Fenchurch Street are in close proximity providing National Rail services to the South East & Essex.

MAP



CONTACT US

By appointment through sole agents:
BBG Real Estate Advisers

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DESCRIPTION

40 Gracechurch Street was recently redeveloped behind to the façade to a very high specification. The building is arranged over lower ground, ground and 8 upper floors and offers an impressive reception area.

The available accommodation comprises 12,718 sq ft on the 6th floor, plus 813 sq ft of basement storage. The floor has been refurbished and fitted out to a high standard and provides “plug and play” office space.

FLOOR AREAS

FLOOR	SQ FT	SQ M	STATUS
6 th	12,718	1,181.53	Available
Pt Basement	813	75.53	Available
TOTAL	13,531	1,257.06	

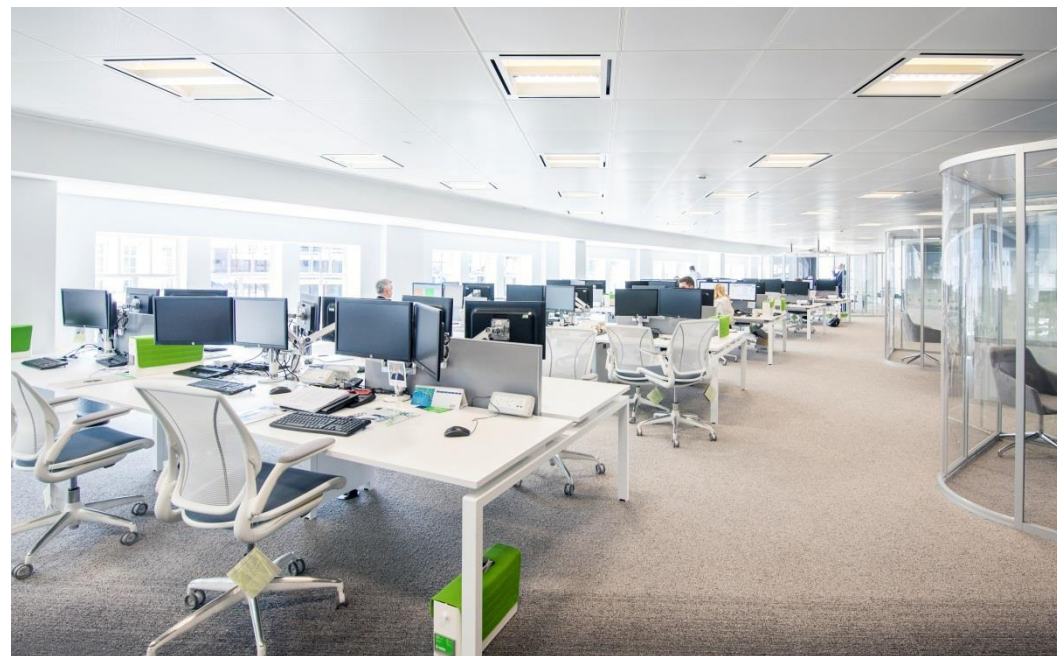
AMENITIES

- Fan coil air conditioning
- Metal tile suspended ceiling
- LG7 compliant lighting
- Raised floors
- 4 x 17 person passenger lifts
- Showers
- Cycle storage
- “Very Good” BREEAM rating
- Basement storage space
- Impressive reception

TERMS: On application

VAT: The property is elected for VAT purposes.

EPC:



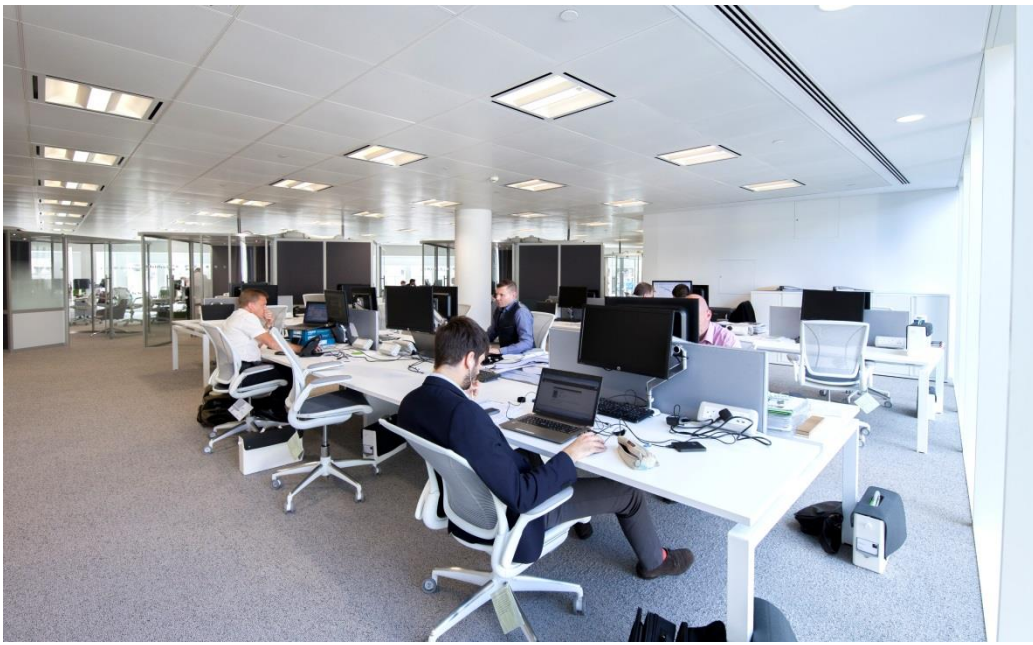
Open plan office and meeting room



+44 (0) 20 3713 1950

Misrepresentation Act: These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on www.commercialleasecode.co.uk

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Open plan office



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FLOOR PLAN

*Not to scale. For indicative purposes only



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