

UNION BUILDING - UNDER OFFER

LONDON, EC3V 3QQ



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Union Building has been re-imagined to offer premium office floors of which only the 5th floor remains in a fully fitted and furnished condition. The accommodation and common parts have been extensively refurbished whilst original features and ceiling heights have been restored. With an exciting mix of contemporary exposed services and period features, a stylish new reception and best in class end-of-trip facilities, delivering energy efficient offices in the heart of the City.

LOCATION

Union Building is located a stone's throw from Bank station in the heart of the City of London. With an abundance of local amenities, from Michelin starred restaurants to pubs, shops, gyms and cafes, the location is unrivalled. Transport connectivity is excellent with access to numerous underground and mainline stations under a 5 minutes' walk away and the newly opened Elizabeth Line at Liverpool Street providing access to the West End, Heathrow and beyond.

ACCOMMODATION

FLOOR

5th

AREA

1,794 sq ft

TOTAL

1,794 sq ft

Floor area subject to measurement

SPECIFICATION/AMENITIES

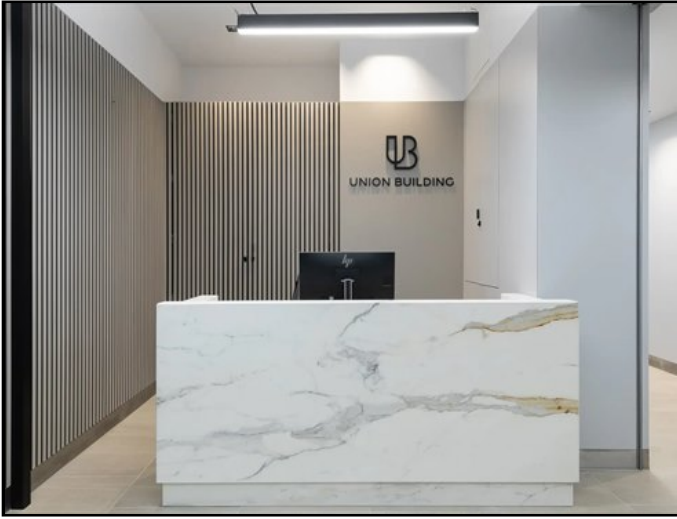
- BREEAM Very Good
- Exposed services & metal tiled raised floors
- Ceiling heights: 2.70m
- Demised WC's
- Newly refurbished manned reception - 24 hour access
- New bike storage, lockers and showers
- EPC - B
- NEW Fan-coil air-conditioning

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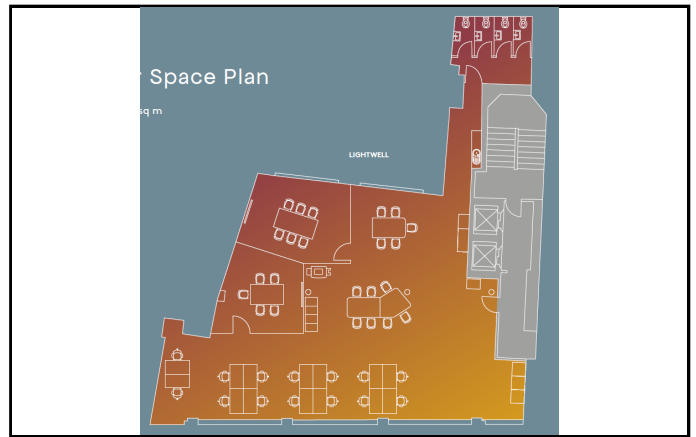
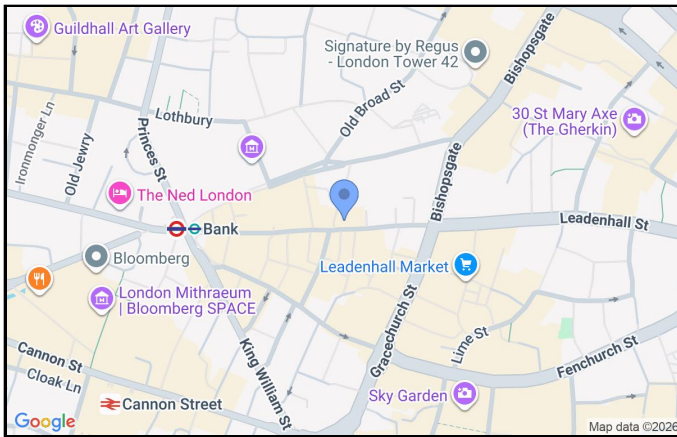


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TERMS

LEASE

Flexible by arrangement direct from the Landlord.

RENT

£75.00 per sq ft

RATES

£25.00 per sq ft (est)

SERVICE CHARGE

£17.95 per sq ft (Apr 25-Mar 26)

VAT

Elected

VIEWING

Viewing strictly by prior appointment with:

GENERAL ENQUIRIES

0203 440 9800

info@gryphon.uk.com

JEREMY TRICE

07798 636599

jeremy@gryphon.uk.com

COLIN HARGREAVES

07778 164159

colin@gryphon.uk.com

Subject to Contract

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