# 120 CANNON STREET

LONDON, EC4R 6AS

GRYPHON
PROPERTY PARTNERS

## DESCRIPTION

120 Cannon Street has been comprehensively redesigned to provide up to c.26,500 sq ft of prime Grade A office space positioned on bustling Cannon Street. The building offers modern and efficient office accommodation, benefitting from open flexible floors and a high quality specification throughout. The 2nd to 7th floors are now let.

## ACCOMMODATION

| FLOOR | AREA |
|---|---|
| 1st - Available | 3,043 sq ft |
| **TOTAL** | **3,043 sq ft** |

Floor area subject to measurement

## LOCATION

Cannon Street has recently undergone a transformation, with iconic new amenities now added to a renowned list of the best restaurant, bar and retail offerings. With Borough Market and Leadenhall Market also within a short walk, it's a location that has it all.

## SPECIFICATION/AMENITIES

- Newly Refurbished Office Space
- 1st Floor Fully Fitted
- EPC Rating B
- Brand New Reception
- Opposite Bank Station
- Iconic City Views
- WiredScore Gold
- Excellent End of Journey Facilities

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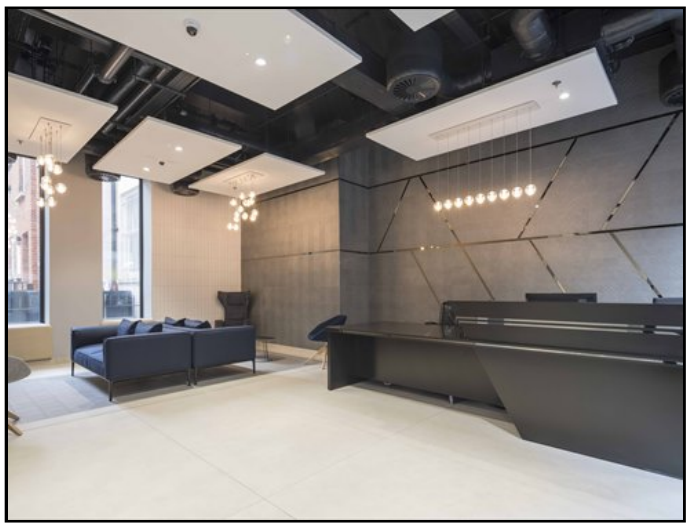

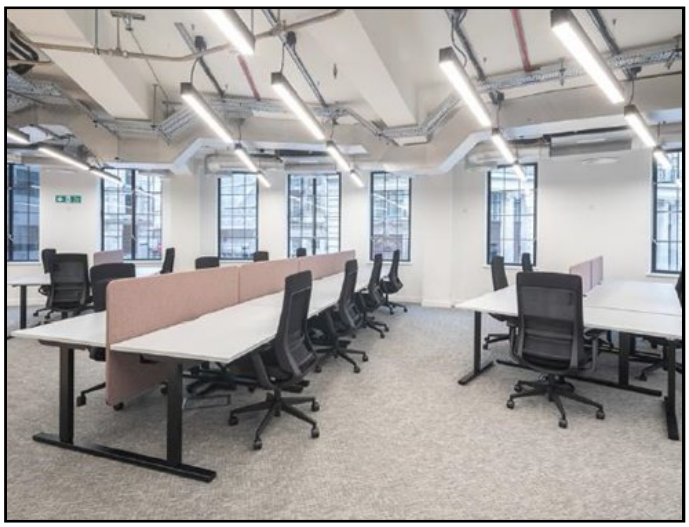

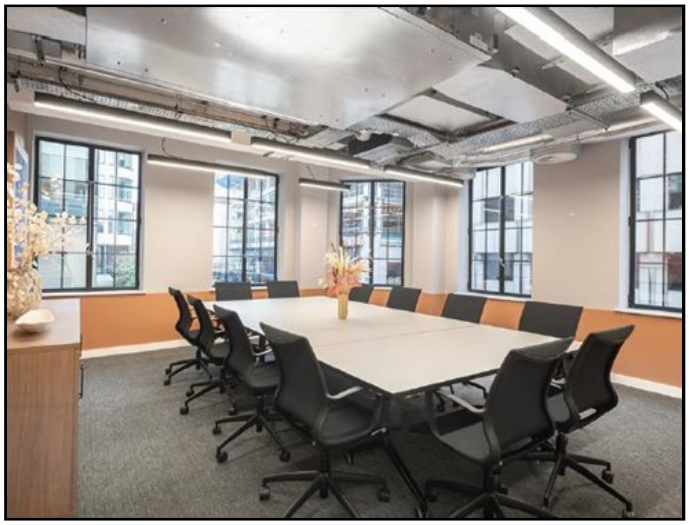

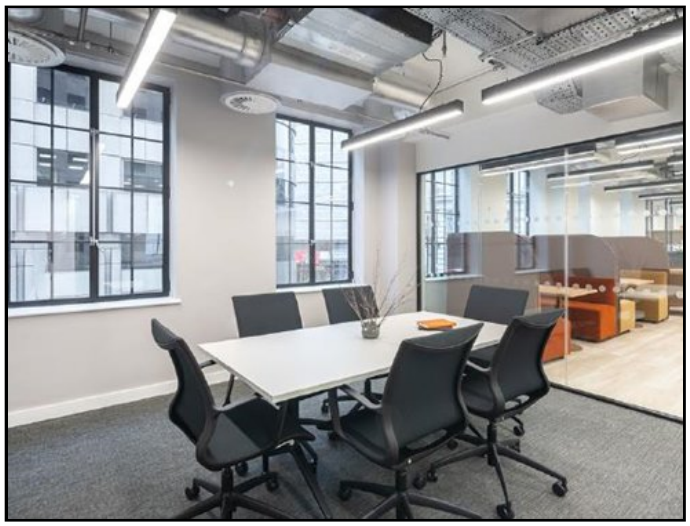

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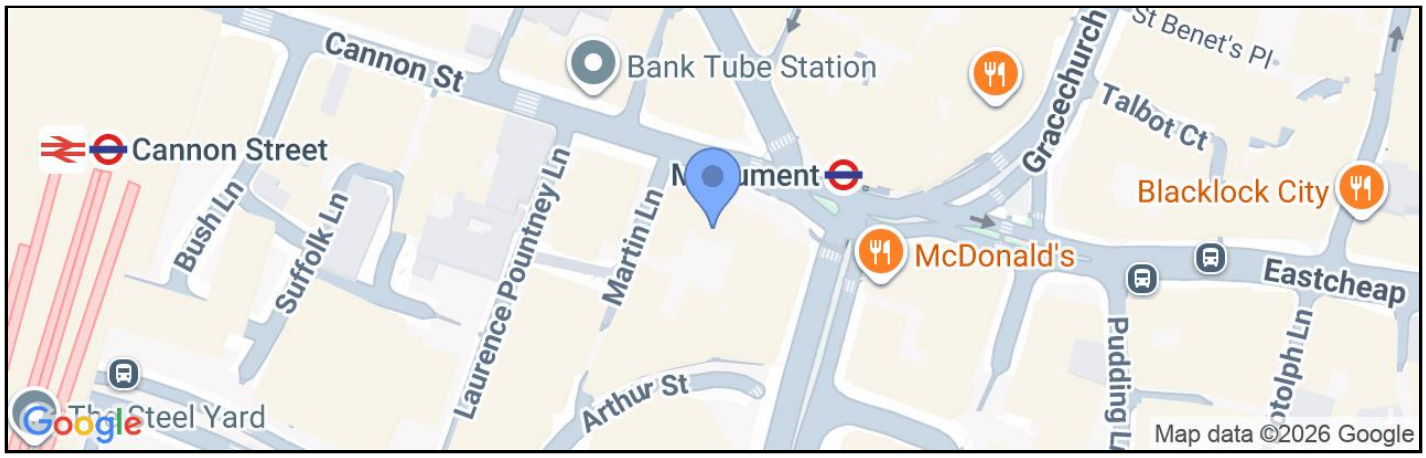


## TERMS

### LEASE

Flexible by arrangement

### RENT

Quoting £72.50 per sq ft

### RATES

£22.50 per sq ft (est)

### SERVICE CHARGE

£11.60 per sq ft (est)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the joint sole agent:


### JEREMY TRICE

07798 636599

jeremy@gryphon.uk.com

### COLIN HARGREAVES

07778 164159

colin@gryphon.uk.com



**Subject to Contract**

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