

149 LONDON WALL, SALISBURY HOUSE

LONDON, EC2



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Unique self-contained office in converted Union Bank of London office retaining many original features. This former banking office presents an excellent opportunity to occupy a self-contained ground floor office in a prominent location on London Wall. The office has original features such as exposed brickwork, a feature archway and two bespoke columns with the original bank logo scripture. It has been refurbished to the highest quality and includes new air conditioning and demised WC's & showers.

The Event space which includes bookable meeting rooms, collaboration space and a conference centre.

ACCOMMODATION

FLOOR

Ground floor

AREA

2,411 sq ft

TOTAL

Floor area subject to measurement

2,411 sq ft

LOCATION

Salisbury House is located on Finsbury Circus, the largest garden circus in the City. A stone's throw from Moorgate tube and just five minutes from Liverpool Street station, Salisbury House is positioned in an excellent location benefitting from the new Elizabeth Line entrances both at Liverpool Street and Moorgate.

SPECIFICATION/AMENITIES

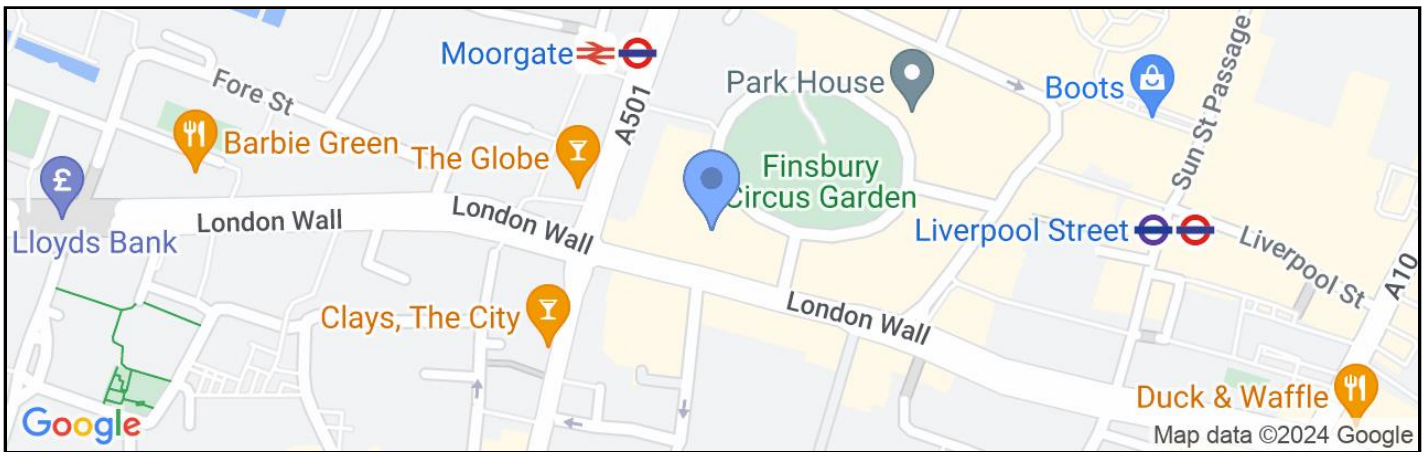
- Bicycle Storage
- 4 metre ceiling heights
- Fully fitted kitchenette
- EPC on application
- Access to the wider amenities at Salisbury House
- Re-modelled reception
- Roof terrace

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TERMS

LEASE

Flexible by arrangement

RENT

Guide Late £80.00s psf pax

RATES

£20.00 per sq ft per annum (estimated)

SERVICE CHARGE

£7.00 per sq ft per annum (estimated)

VAT

Elected

VIEWING

Viewing strictly by prior appointment with joint sole agent:
Gryphon Property Partners and Ellis Brown

JEREMY TRICE

07798 636599

jeremy@gryphon.uk.com

Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2024