

48 GRESHAM STREET - 5TH FLOOR

LONDON, EC2V 7AY



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

48 Gresham Street provides 889 sq ft of fully fitted office space on the 5th floor of this refurbished period style property. The space is mainly open plan and includes 10 desks, a meeting room, kitchenette and on floor WC. The building is part of the Gresham Street Estate.

ACCOMMODATION

FLOOR

5th

AREA

889 sq ft

TOTAL

Floor area subject to measurement

889 sq ft

LOCATION

48 Gresham Street is located a short walk from Bank, Monument, Cannon Street, Mansion House, St Paul's, Moorgate, and Liverpool Street stations, providing access to the Northern, Elizabeth, Overground, Central, Circle, District, Waterloo and City, Hammersmith and City, Metropolitan, and DLR lines, and National Rail.

SPECIFICATION/AMENITIES

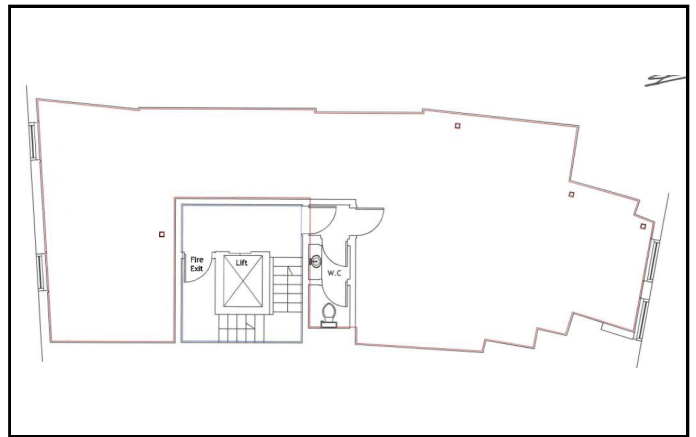
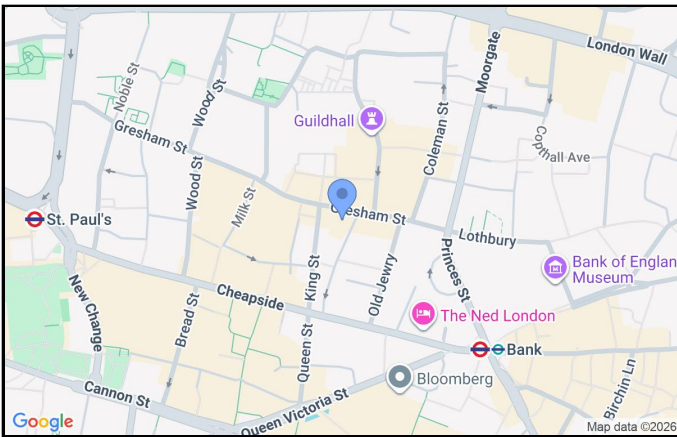
- Fibre enabled (via Colt)
- Air conditioning
- LED suspended lighting
- Entryphone system
- 1 x passenger lift
- Part of Gresham Street Estate
- On floor WC

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TERMS

LEASE

Assignment until September 2028 with tenant break in September 2026. The lease makes provision for 5 months rent free period to be payable by the landlord in the event that this break clause is not exercised.

RENT

£45.00 per sq ft (Passing)

RATES

£18.00 per sq ft (est)

SERVICE CHARGE

£15.68 per sq ft (est)

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

GENERAL ENQUIRIES

0203 440 9800
info@gryphon.uk.com

COLIN HARGREAVES

07778 164159
colin@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. April 2026