

# JUXON HOUSE

100 ST. PAUL'S CHURCH YARD, CITY OF LONDON, EC4M 8BU



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Impressive, modern, Grade A serviced office building within the Paternoster Square development.

Light and bright working environment with open plan or cellular space available.

Spectacular views of the front of St Paul's Cathedral Superior, fully serviced office suites including a fully equipped trading floor available Meeting rooms with the latest technology.

Generous breakout areas including a spacious business lounge  
Bike store and shower facilities.

## LOCATION

Fantastically located serviced office building in the EC4 postcode within City of London.

Underground: 2 minute walk to St Paul's (Central Line), 4 minutes to Mansion House (Circle & District Lines), 8 minutes to Bank (Northern, Waterloo & City Lines)

Mainline Rail: Cannon Street, City Thames Link and Blackfriars all within an 8 minute walk

## SPECIFICATION/AMENITIES

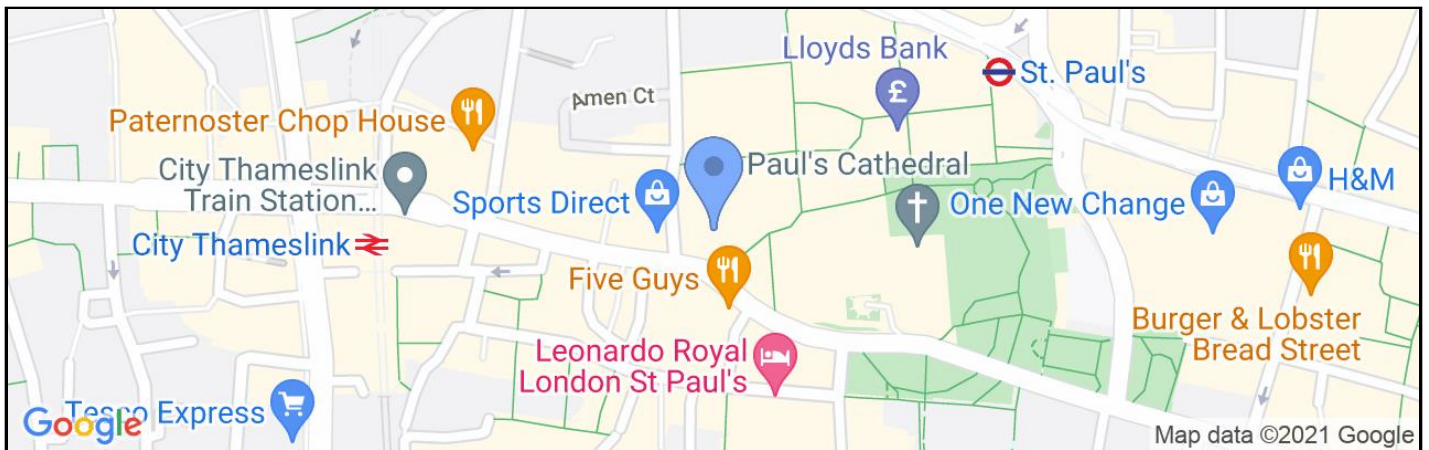
- 100 MB high-speed IT services
- Conference facilities
- i2 Solo: Single occupancy acoustic pods specially designed for sole traders and lone workers
- Daily office cleaning and local maintenance team
- Flexible licence agreement
- Contemporary reception area
- Fully furnished offices
- 24hr access 7 days a week

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## TERMS

### LEASE

Flexible/Licence Agreement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### JAMIE MAJOR

0203 440 9809

[jamie.major@gryphonpropertypartners.com](mailto:jamie.major@gryphonpropertypartners.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. May 2021