

117 FENCHURCH STREET

CITY OF LONDON, EC3M 5DY



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

With its imposing stone facade, 117 Fenchurch Street, London EC3M 5DY is an excellent example of traditional City architecture. Set in the heart of the insurance district, between Plantation Place and Fenchurch Street Station, this business centre provides an excellent range of serviced offices and meeting rooms. A virtual office address is also available at this centre. The property is ideally located just a short walk from the Lloyd's Building, Bank and Monument stations, and benefits from its close proximity to a wealth of shops and restaurants. Inside, the office space available to rent is finished to a high specification, including a welcoming reception and meeting facilities. Each fully serviced office benefits from high ceilings and tall windows.

LOCATION

Location - Prestigious City of London address in the insurance district A short distance from historic Leadenhall market

Transport - Fenchurch Street mainline station is 3 minutes away on foot Bank, Monument and Tower Hill Underground stations are all within a five minute walk Liverpool Street and London Bridge mainline stations are easily accessible

SPECIFICATION/AMENITIES

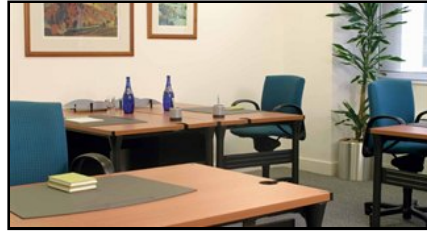
- Air Conditioning
- 24hr access
- Flexible licence agreement
- Virtual Offices

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

0203 440 9809

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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. December 2022