

80 COLEMAN STREET

CITY OF LONDON, EC2R 5BJ



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Situated in the heart of the City, Coleman Street is perfectly located for the financial district and the imminent London Crossrail. Comprised of two buildings, the finished product allows clients to pick from traditional grade listed featured office to a modern glass fronted office. Fitted to a very high standard the building offers clients a professional and personal service providing you with the latest technological support.

LOCATION

Located less than one minutes walk to Moorgate (Northern and mainline) and Crossrail, as well as less than five minutes from Bank underground station (Central, Northern, DLR, Waterloo and City). There are some excellent restaurants and bars within a 5 minute walk such as the Hawksmoor, Goodmans, The Trading House and The Anthologist which are perfect for lunch and after work entertaining.

SPECIFICATION/AMENITIES

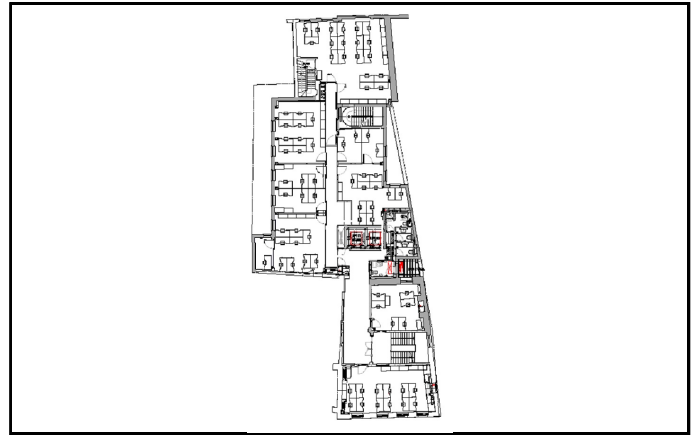
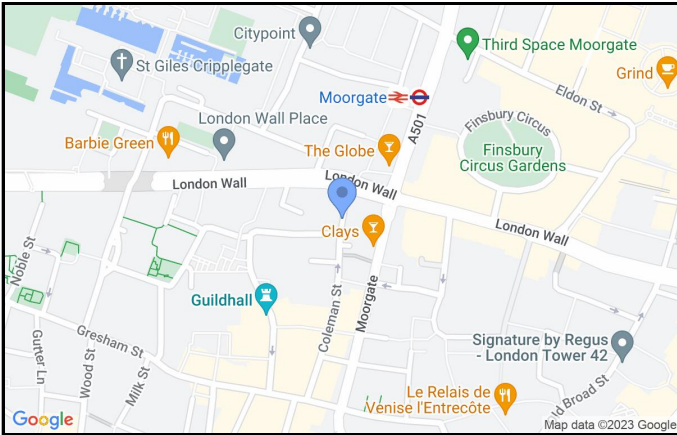
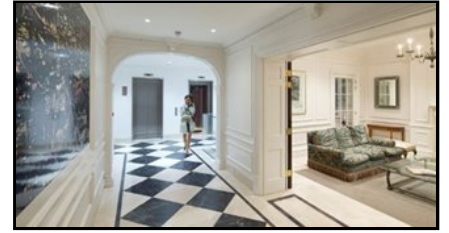
- Catering Services
- Virtual Offices
- Meeting rooms available for hire
- Period features
- Air Conditioning
- Passenger Lift
- Luxury shower rooms with fresh towels

80 COLEMAN STREET

CITY OF LONDON, EC2R 5BJ



GRYPHON
PROPERTY PARTNERS



TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment

ANDREW MCCALLUM

0203 440 9809

andrew@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. September 2023