

# 8-10 MANSION HOUSE PLACE

LONDON, EC4



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

4,531 sq ft CAT A accommodation available on the ground floor.

## ACCOMMODATION

### FLOOR

Ground floor - LET

### AREA

4,531 sq ft

### TOTAL

Floor area subject to measurement

**4,531 sq ft**

## LOCATION

Situated in the heart of the financial district of the City of London adjacent to Bank station and within two minutes' walk of Cannon Street Station.

## SPECIFICATION/AMENITIES

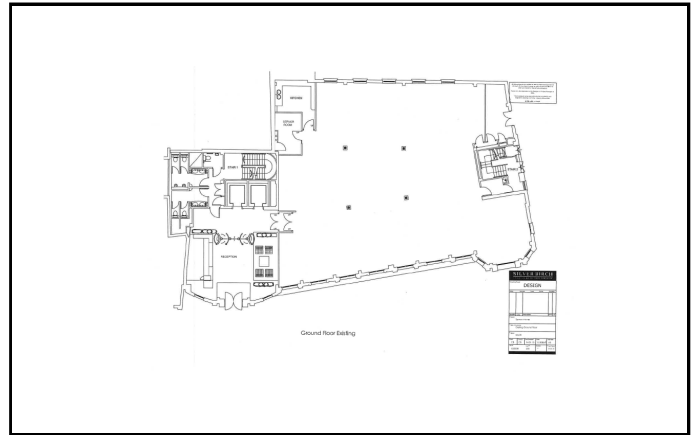
- Fan coil air conditioning
- Views over St Stephen's Walbrook Churchyard to the rear
- 24 hour access and security
- Raised floor (150 mm void)
- Suspended ceiling with integral lighting
- Catering Services
- Meeting room facilities in the building

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## TERMS

### LEASE

Flexible by arrangement

### RENT

£52.50 per sq ft

### RATES

£21.00 per sq ft

### SERVICE CHARGE

£11.00 per sq ft

### POSSESSION

Immediate

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the joint sole agent:

### TIM DAVIES

0203 440 9803

[tim.davies@gryphonpropertypartners.com](mailto:tim.davies@gryphonpropertypartners.com)

### 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. January 2020