

# 36 WHITEFRIARS

LONDON, UK, EC4Y 8BQ



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

These beautiful new serviced offices moments from Fleet Street are a great place to base your business. The floor plate of the building lends itself to internal meeting rooms and exec offices to be built. The building and offices within are completely unbranded and it doesn't feel like the average serviced office. There are meeting rooms to hire on an ad hoc basis and there is a large breakout area with fully stocked kitchen.

## LOCATION

Blackfriars underground station is a few minutes walk away from Whitefriars serviced offices which gives excellent access to all of London via the Circle and District lines.

## SPECIFICATION/AMENITIES

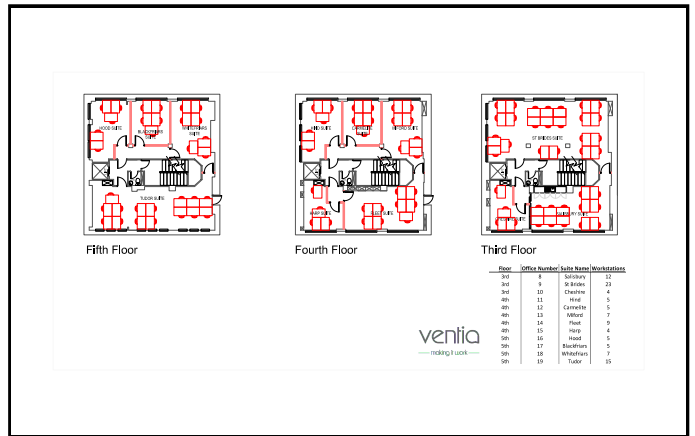
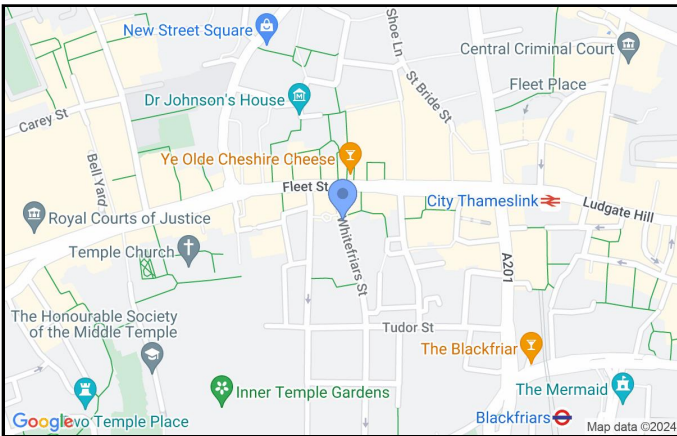
- Bike storage
- High speed broadband
- Dedicated centre reception
- Dedicated on site staff
- Flexible licence agreement
- Showers
- Staffed reception

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## TERMS

### LEASE

Flexible by arrangement

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

**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. February 2024