

# OCTAGON POINT

5 CHEAPSIDE, LONDON, EC2V 6AA



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

These brand new serviced offices are located right next to St Pauls Cathedral at the end of Cheapside. They have been fitted out to the highest standard which will be sure to impress clients and visitors. Flexible licence terms are available so you do not have to commit to a long lease and unusually this operator offers an all inclusive price. Meeting rooms are available if and when you need them and there is a lot of breakout space which could be used for more informal meetings.

## LOCATION

Located a stones throw from St Pauls station these offices are in a great location. Mansion House and Bank stations are only a few minutes walk away so there are a lot of transport options. The New Change centre is the other side of the road for your shopping and lunchtime needs.

## SPECIFICATION/AMENITIES

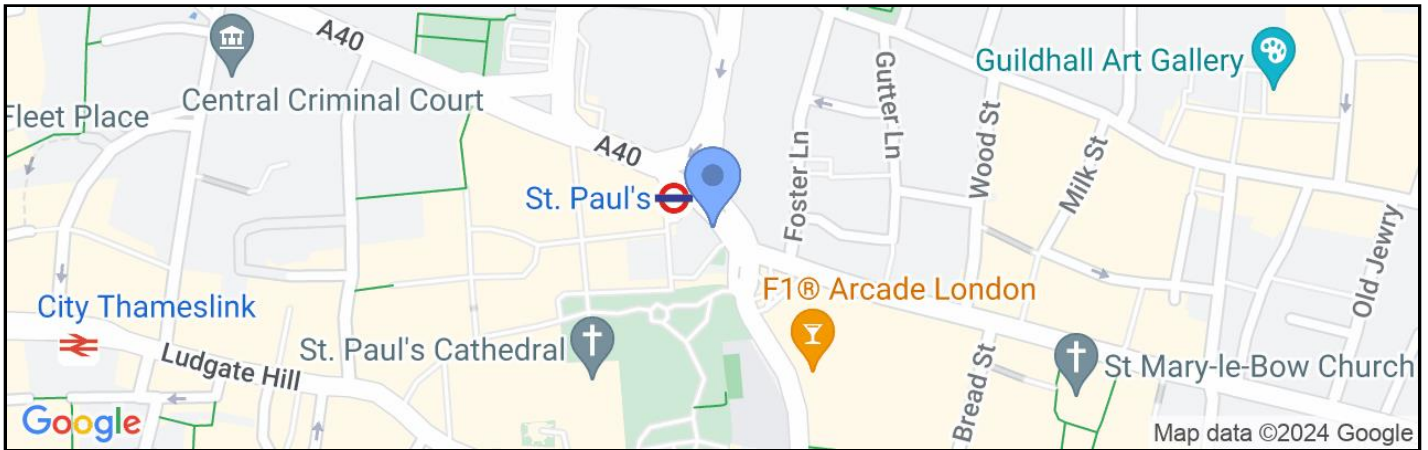
- Excellent natural light
- Top quality fit out
- Fully serviced office suites available to suit all sizes of business
- Raised floor
- Meeting rooms available for hire
- Flexible term length
- Highly experienced in house management team

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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. July 2024