

70 GRACECHURCH STREET

LONDON, EC3V 0XL



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

70 Gracechurch Street is located on the corner of Fenchurch and Gracechurch Street, offering 26,000 sq ft of modern London office space. The offices are of the highest quality and attract a diverse range of industries from financial services to recruitment and ancillary services. The floor has been designed to include a beautiful breakout area within the building's atrium, a grand reception and modern furnishings that are sure to impress. Available for up to 400 people, the building has offices suitable for businesses of any size.

LOCATION

70 Gracechurch is located in the heart of the insurance district meaning it is surrounded by London's most iconic buildings such as The Shard, The Gherkin and The Walkie-Talkie as well as the vibrant Leadenhall market with plenty of restaurants, coffee shops and bars nearby. Due to this building being only minutes away from Bank, Monument and Fenchurch Street stations, it has fantastic connections to the rest of the city via the underground network.

SPECIFICATION/AMENITIES

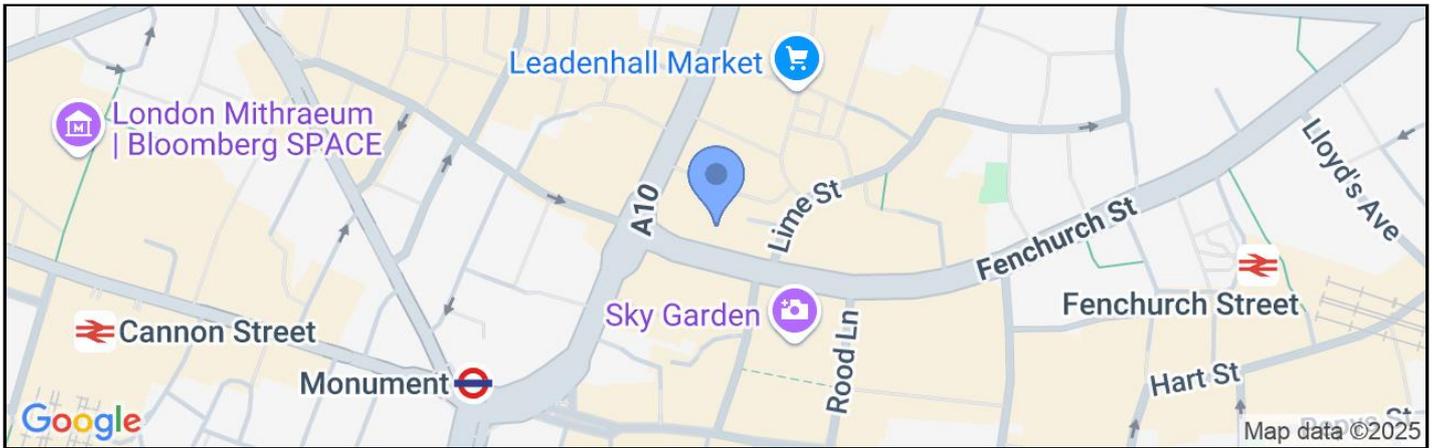
- Individually air-conditioned offices
- State of the art IT and telecoms
- Professionally managed reception with postal service
- Stylish business lounge with satellite TV and daily newspapers
- Showers
- Kitchenettes with free tea and coffee

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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

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Subject to Contract

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