

# 20 KING STREET

LONDON, EC2V 8EG



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

20 King Street is a Grade II listed building arranged over ground to 4th floors comprising 7,700 sq ft of offices approx. High quality refurbished office space is available.

## ACCOMMODATION

### FLOOR

2nd floor - Let

1st floor - LET

Ground floor

Basement (storage unit)

Basement (storage unit)

Basement (storage unit)

### TOTAL

Floor area subject to measurement

### AREA

0 sq ft

0 sq ft

837 sq ft

68 sq ft

362 sq ft

353 sq ft

**1,620 sq ft**

## LOCATION

The building is located opposite the historic Guildhall at the junction of King Street and Gresham Street and within easy walking distance of St Paul's Cathedral and the Bank of England.

Bank Underground Station is within 2 minutes walk and St Paul's and Moorgate Underground Stations are closeby.

## SPECIFICATION/AMENITIES

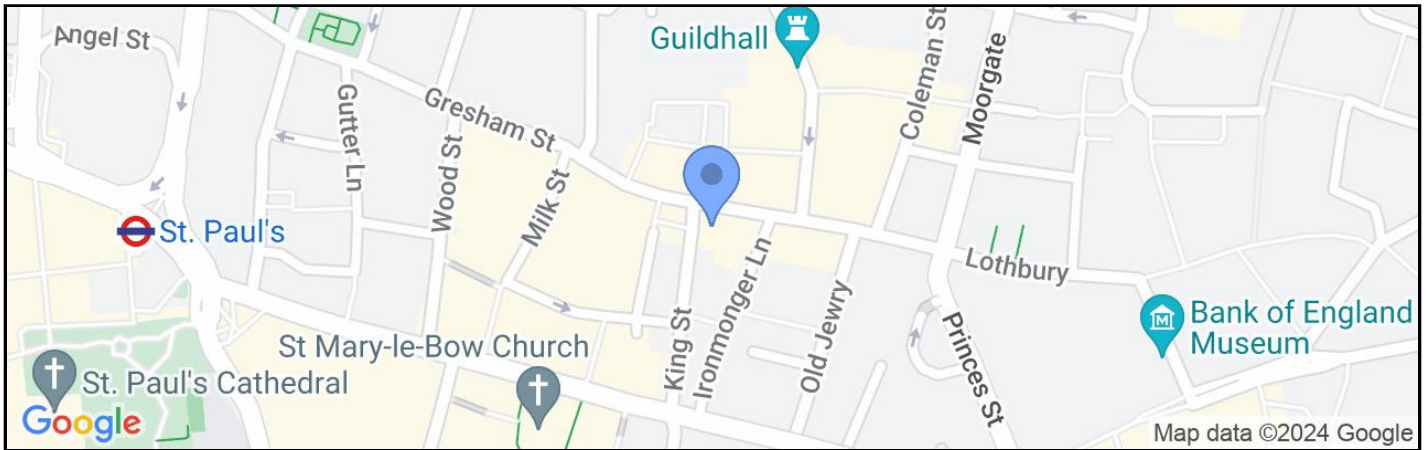
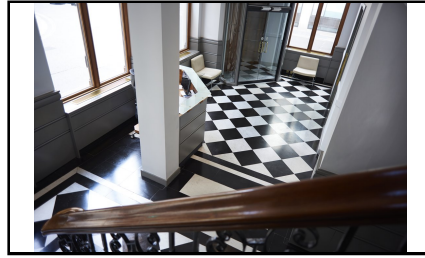
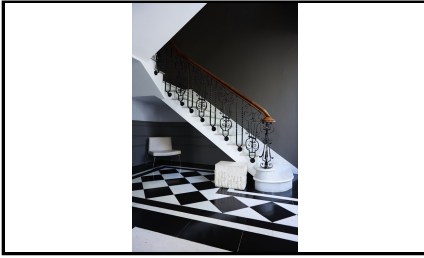
- Newly refurbished and fully fitted
- Air conditioned
- 24 hour access
- Grade II Listed
- Commissionaire
- Floor wired with CAT 6 cabling with underfloor/perimeter trunking
- Passenger lift
- EPC D(94)

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## TERMS

### LEASE

New flexible lease by arrangement.

### RENT

Guiding (per sq ft per annum)

2nd floor - £59.50

### RATES

Estimated (per sq ft per annum)

2nd floor - £17.57

### SERVICE CHARGE

£14.75 per sq ft (estimated)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with joint sole letting agents

Gryphon Property Partners/Dron & Wright

### JEREMY TRICE

0203 440 9802

jeremy@gryphon.uk.com

### JEREMY TRICE

07798 636599

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### Subject to Contract

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