

# 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	AREA
3rd floor	1,924 sq ft
2nd floor - Available Q2 2021	1,970 sq ft
1st floor - Available Q2 2021	1,658 sq ft
Ground floor - Under offer	470 sq ft
Ground floor	837 sq ft
Basement (storage unit)	68 sq ft
Basement (storage unit)	362 sq ft
Basement (storage unit)	353 sq ft
<b>TOTAL</b>	<b>7,642 sq ft</b>

Floor area subject to measurement

## 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

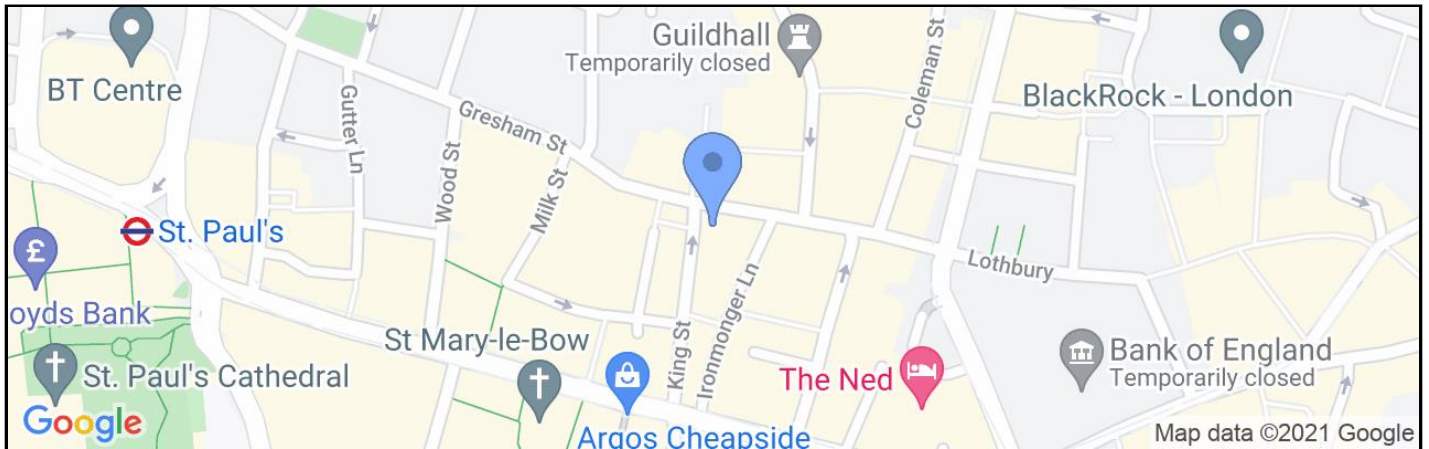
- Newly refurbished and fully fitted
- Air conditioned
- 24 hour access
- Grade II Listed
- Commissionaire
- Floor wired with CAT 6 cabling with underfloor/perimeter trunking
- Passenger lift
- EPC D(94)

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## TERMS

### LEASE

New flexible lease by arrangement.

### RENT

Guiding (per sq ft per annum)

3rd floor - £48.50

2nd floor - £59.50

1st floor - £57.50

### RATES

Estimated (per sq ft per annum)

3rd floor - £17.16

2nd floor - £17.57

1st floor - £17.64

### SERVICE CHARGE

Estimated £13.50 per sq ft per annum

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with joint sole letting agents  
Gryphon Property Partners/Dron & Wright

### JEREMY TRICE

0203 440 9802

[jeremy.trice@gryphonpropertypartners.com](mailto:jeremy.trice@gryphonpropertypartners.com)

### MOBILE

07798 636599

### Subject to Contract

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