

48 GRESHAM STREET

LONDON, EC2V 7AY



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

48 Gresham Street comprises a 4,000 sq ft approx building above a ground floor retail unit. High quality modern fitted office space in a period style building is available.

ACCOMMODATION

FLOOR

5th floor

TOTAL

Floor area subject to measurement

AREA

889 sq ft

889 sq ft

LOCATION

The building is located opposite the historic Guildhall in 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 close by.

SPECIFICATION/AMENITIES

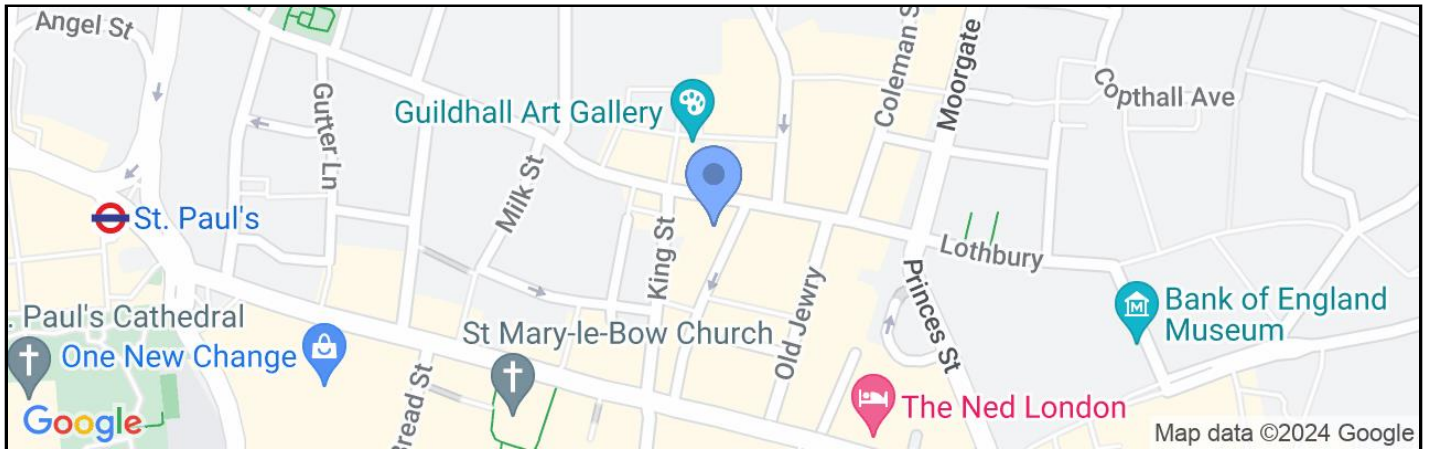
- Newly refurbished and fully fitted out offices (5th)
- Comfort cooling
- Perimeter trunking
- 24 hour access and shared Building Manager (with 20 King Street)
- Video entry system
- Modern kitchenette
- EPC D(91)
- Passenger Lift

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TERMS

LEASE

New flexible lease by arrangement or alternatively a flexible lease on an "all inclusive" basis.

RENT

Guiding £50.00* per sq ft per annum exclusive
(Available on an all inclusive basis tbc)

*CAT A+

RATES

Estimated per sq ft per annum
5th floor - £14.68

SERVICE CHARGE

£11.00 per sq ft per annum

VAT

Elected

VIEWING

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

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Subject to Contract

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