

# 46 GRESHAM STREET

LONDON, EC2V 7AY



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

46 Gresham Street comprises a 3,000 sq ft approx building above a ground and 1st floor restaurant. High quality fitted modern office space in a period style building is available.

## ACCOMMODATION

### FLOOR

5th floor

4th floor

3rd floor

### TOTAL

Floor area subject to measurement

### AREA

918 sq ft

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896 sq ft

**2,732 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 (3rd)
- VRF air conditioning
- Perimeter trunking
- 24 hour access and shared Building Manager (with 20 King Street)
- Video entry system
- Modern kitchenette
- 5th & 4th floor being refurbished
- EPC D(80)

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## TERMS

### LEASE

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

### RENT

Guiding £55.00\* per sq ft per annum exclusive

(Available on an all inclusive basis tbc)

\*CAT A+

### RATES

Estimated per sq ft per annum

5th floor - £17.40

4th floor - £16.15

3rd floor - £16.97

### SERVICE CHARGE

Estimated £11.50 per sq ft per annum

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the 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

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. April 2021