

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

2nd floor

TOTAL

Floor area subject to measurement

AREA

890 sq ft

890 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

- Being refurbished and fully fitted by August
- VRF air conditioning
- Perimeter trunking
- 24 hour access and shared Building Manager (with 20 King Street)
- Video entry system
- Modern kitchenette
- EPC D(80)
- Kitchenette

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TERMS

LEASE

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

RENT

£TBC per sq ft per annum exclusive

RATES

TBC

SERVICE CHARGE

TBC

VAT

Elected

VIEWING

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

JEREMY TRICE

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Subject to Contract

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