

5 CHURCHILL PLACE

LONDON, E14 5HP



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

5 Churchill Place totals 313,000 sq ft over ground and 12 upper floors. The available accommodation has been finished to a high quality Category A specification.

ACCOMMODATION

FLOOR

11th floor - available in units from 7,094 sq ft upwards

part 10th - Available

TOTAL

Floor area subject to measurement

AREA

26,059 sq ft

4,117 sq ft

30,176 sq ft

LOCATION

The property is supremely located offering easy access across Central London due to it being within walking distance of the Jubilee, DLR and Elizabeth Lines.

SPECIFICATION/AMENITIES

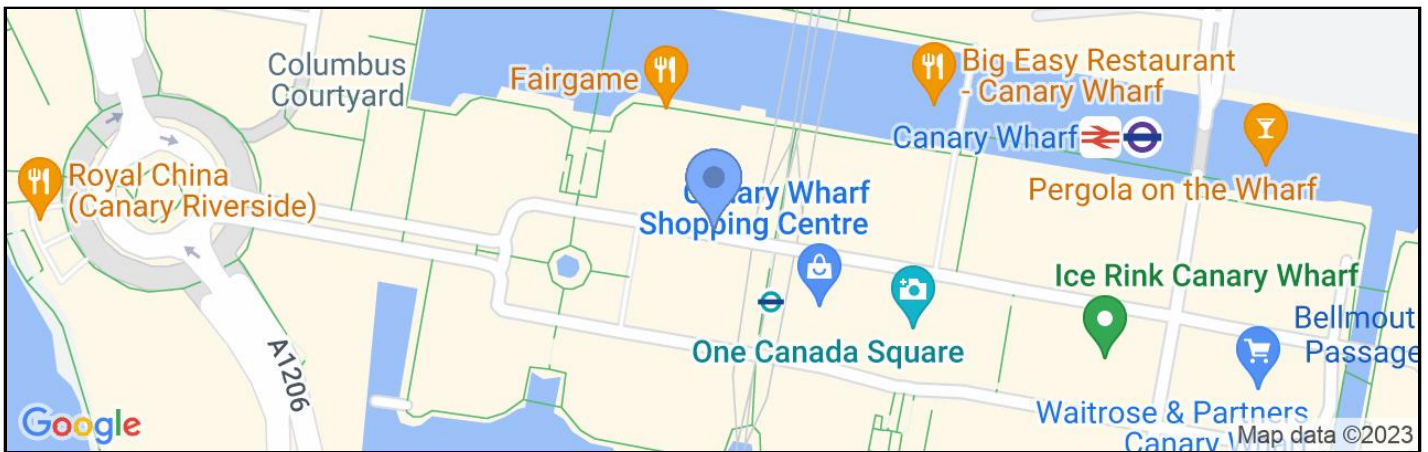
- Four pipe fan coil air conditioning
- Fully accessible raised floors
- 2.8-2.9 m floor to ceiling height
- 3 x 2000 KVA standby generators
- UPS providing N+1 redundancy
- Passenger lifts 8 x 21 person
- New cycle, shower and locker facilities
- EPC Rating - C (58)

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TERMS

LEASE

New flexible lease for a term by arrangement.

RENT

£37.50 per sq ft pax

RATES

£15.54 per sq ft pa (Estimated)

SERVICE CHARGE

£15.22 per sq ft pa

Estate Charge £3.74 per sq ft pa

VAT

The property is not elected for VAT

VIEWING

Viewing strictly by prior appointment with joint sole agents
Gryphon Property Partners/Knight Frank Toby Pritchard Davies

TIM DAVIES

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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. March 2023