

THE CROSSPOINT

34-37 LIVERPOOL STREET, LONDON, EC2



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

This building provides an excellent workplace with fantastic amenities including a coffee lounge, a co-working space, meeting rooms and phone booths as well as fully stocked kitchens and an outdoor terrace spread across two floors.

LOCATION

The heart of the city and home to London's most iconic skyscrapers. Our well connected Liverpool Street workspace is right next to the main transport links, for easy access across London and beyond. Step out for a spot of shopping, or lunch at Spitalfields Market. After work, try sky-high city bars and restaurants with the best views of London or wander up the road to the vibrant Shoreditch scene and the hustle and bustle of Brick Lane. One thing is certain, you won't get bored.

SPECIFICATION/AMENITIES

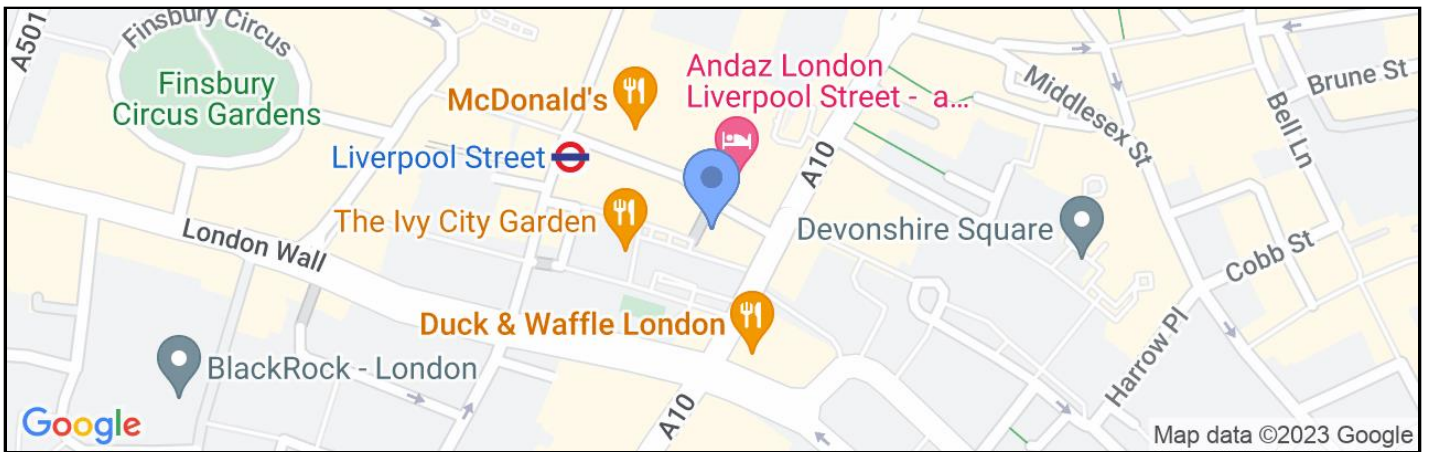
- Coffee Lounge
- Co-working Space
- Meeting Rooms
- Phone Booths
- Outdoor terrace over two levels
- Stocked Kitchenettes
- Showers and Bike Storage
- Dog Friendly

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TERMS

LEASE

Flexible by arrangement

VAT

Elected

VIEWING

Viewing strictly by prior appointment with the sole agent:

JAMIE MAJOR

0203 440 9809

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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