

SUBJECT TO CONTRACT

Building

The available accommodation comprises 12,718 sq ft plus 813 sq ft of basement storage space. The floor has been refurbished to a high standard and provides “plug and play” space.

Location

The property is located on the west side of Gracechurch Street, in a prominent position, close to the junction with King William Street and directly opposite Monument Station. The nearest Underground Stations include Monument and Bank whilst the building is within easy walking distance of Cannon Street and London Bridge Mainline Stations. The location is set to benefit from Crossrail in 2018; with the entrance to the new Liverpool Street Crossrail station.

Amenities

- Fan coil air conditioning
- Metal tile suspended ceiling
- LG7 compliant lighting
- Raised floors
- 4 x 17 person passenger lifts
- Showers
- Cycle storage
- “Very Good” BREEAM rating
- Basement storage space
- Impressive reception

Lease

Available on sublease to April 2026 with a tenant break in July 2021.

Availability

Available now



Costs	Per sq ft exclusive
Quoting Rent	£57.50
Rates	£18.65
Service charge	£9.26

Floor	Area (sq ft)	Area (sq m)
6 th	12,718	1,182
TOTAL	12,718	1,182

For more information, contact:

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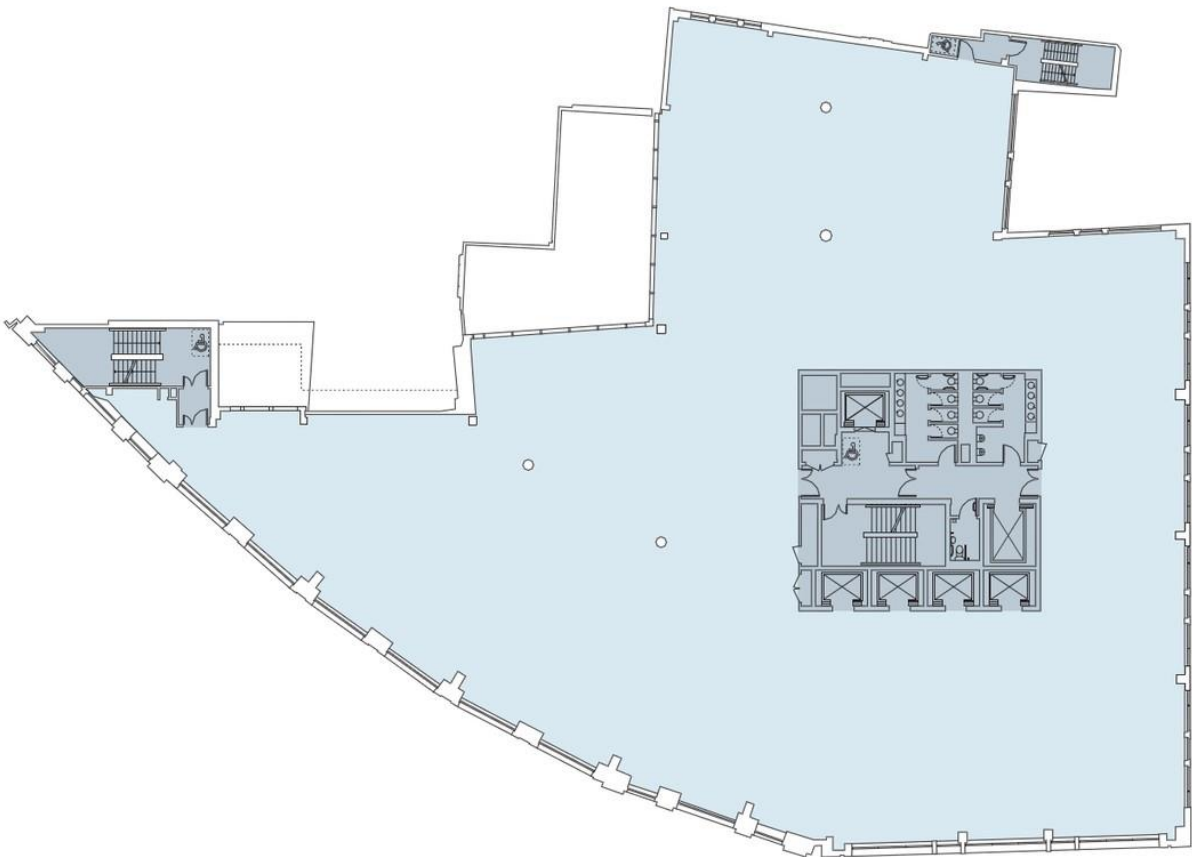
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Typical Floor Plan



Floor plan not to scale, for identification purposes only

cushmanwakefield.com