

Fully Refurbished CAT A Office Floors

NEWTON
PERKINS



33 Gracechurch Street,
London, EC3V 0BT
15,178 TO 30,826 SQ FT

TO LET

- New VRF air conditioning
- Raised floors
- Suspended metal tiled ceilings
- 4x 20 person destination control lifts
- Double height reception area
- EPC B
- New End of Trip provision
- Potential CAT B offering

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Summary

Available Size	15,178 to 30,826 sq ft / 1,410.08 to 2,863.83 sq m
Rent	£49.50 per sq ft
Service Charge	£16.22 per sq ft
Estate Charge	N/A
EPC	Upon enquiry

Description

33 Gracechurch Street features a Grade II listed façade alongside a modern southern extension. The reception, accessible from Gracechurch Street, is undergoing refurbishment and is complemented by enhanced end-of-trip facilities. There is also potential for a private entrance on Lombard Street with dedicated reception and lift access to available floors.

Location

Located near Leadenhall Market, Gracechurch Street is home to some of the largest and evolving names in the insurance, financial and TMT markets.

Accommodation

The accommodation comprises of the following

Floor/Unit	sq ft	sq m	Availability
3rd	15,178	1,410.08	Let
2nd	15,386	1,429.41	Let
Total	30,564	2,839.49	

Amenities

- New VRF air conditioning system to each floor
- Raised floors
- Metal suspended ceilings with LED lighting
- 4x 20 refurbished person destination control lifts
- Double height reception area
- Commissionaire Services
- 45x Bike Racks
- 50x Lockers
- 5 Showers
- Loading bay



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