

High Quality Offices To Let

33 Gracechurch Street, EC3



Transport Links

- 0.06 miles from Monument
- 0.20 miles from Bank
- 0.40 miles from London Bridge
- 0.50 miles from Liverpool Street

Lease

New lease is available direct from the Landlord for a term by arrangement.

The floors are available either together or separate.

Amenities

- VRF upgrade project to second and fourth floors
- Raised floors
- Suspended metal tiled ceilings
- 4x 20 person destination control lifts
- Double height reception area
- Commissionaire Services
- Loading bay
- 45x Bike Racks
- 50x Lockers
- 5 Showers

VAT

The building has been elected for VAT

Accommodation

4 th Floor	14,509 sq ft	1,347m ²	CAT A
3 rd Floor	15,440 sq ft	1,434m ²	CAT B
2 nd Floor	15,383 sq ft	1,429m ²	CAT A
TOTAL:	45,332 sq ft	4,221 m²	

Rent

£49.50 per sq ft

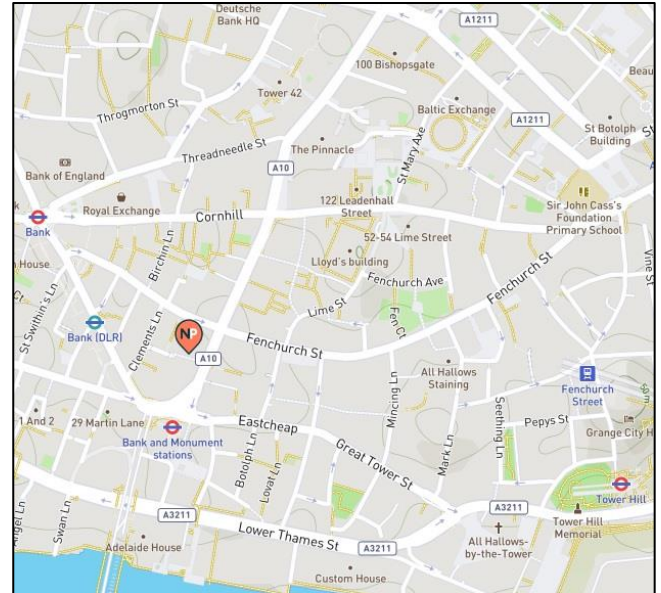
Rates Payable (2023/24)

Estimated at £26.75 per sq ft.

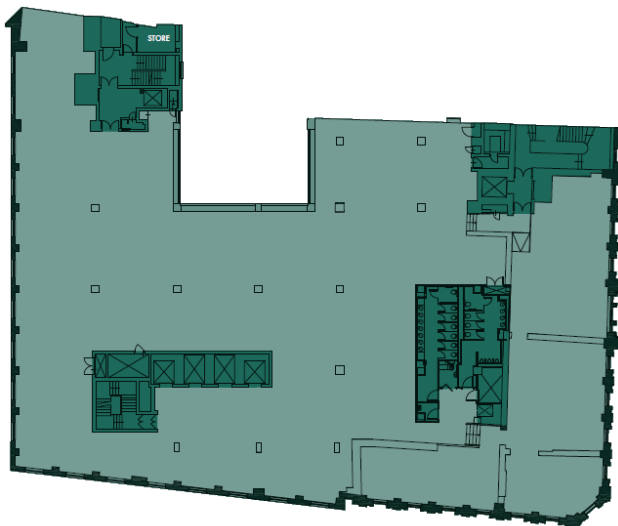
However, all interested parties should make their own enquiries.

Service Charge

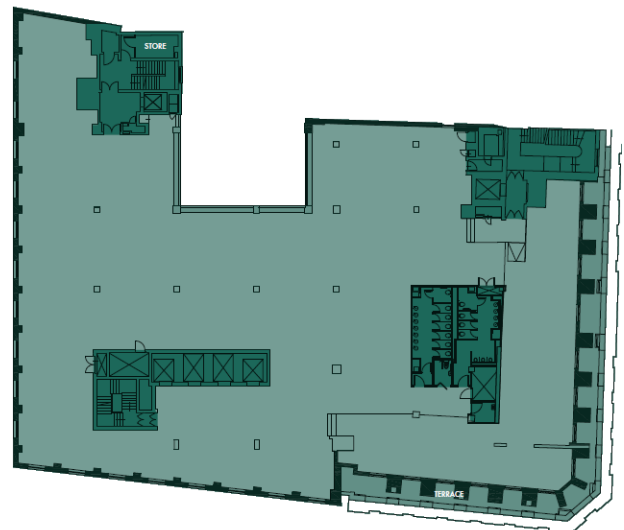
Estimated at £16.22 per sq ft per annum



2nd Floor Layout



4th Floor Layout



Newton Perkins

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