

THIRTY

THREE

Gracechurch St. EC3



Constructed behind a retained Grade II listed facade with a modern extension to the south, 33 Gracechurch Street occupies a prominent City core position on the corner of two of the city's most well-known streets, Gracechurch and Lombard.

The main building reception, accessed via Gracechurch Street, is currently undergoing a comprehensive refurbishment to provide a modern and exciting arrival experience. In addition, the end of trip bicycle, shower and changing facilities will also benefit from complete refurbishment.

There is also the opportunity for an occupier to be provided with a dedicated entrance accessed via Lombard Street, thereby providing a self-contained building reception, reception desk and dedicated lift direct to the available floor/s.

MAKING AN ENTRANCE

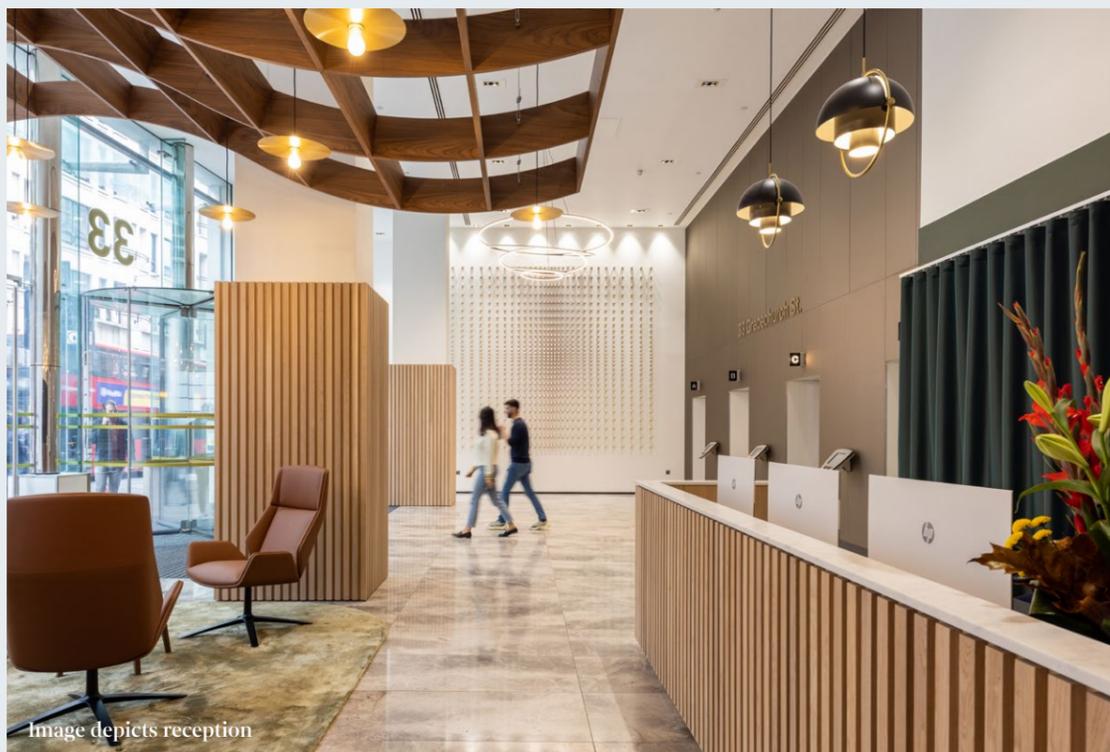


Image depicts reception



Image depicts reception



LOCATION

03
04



Home to the vibrant Leadenhall Market, Gracechurch Street provides a unique and historic location and is home to some of the largest and evolving names in the insurance, financial and TMT markets.

A wide range of cafés, restaurants and bars are on the doorstep, but an equally short stroll in any direction will reveal a variety of exciting areas from the fine dining of Bank and Spitalfields, to the hip new venues in Shoreditch and The City.



Elizabeth line from Liverpool Street Station

Monument Station	1 min	Liverpool Street Station	4 mins	Farringdon	2 mins
Leadenhall Market	2 mins	Borough Market	6 mins	Stratford	7 mins
Bank Station	4 mins	City Thameslink	6 mins	Bond Street	7 mins
Fenchurch Street Station	7 mins	Spitalfields Market	7 mins	Paddington	8 mins
Liverpool Street Station	10 mins	Covent Garden	11 mins	Gatwick Airport	47 mins
London Bridge	10 mins	Waterloo Station	11 mins	Heathrow Airport	53 mins

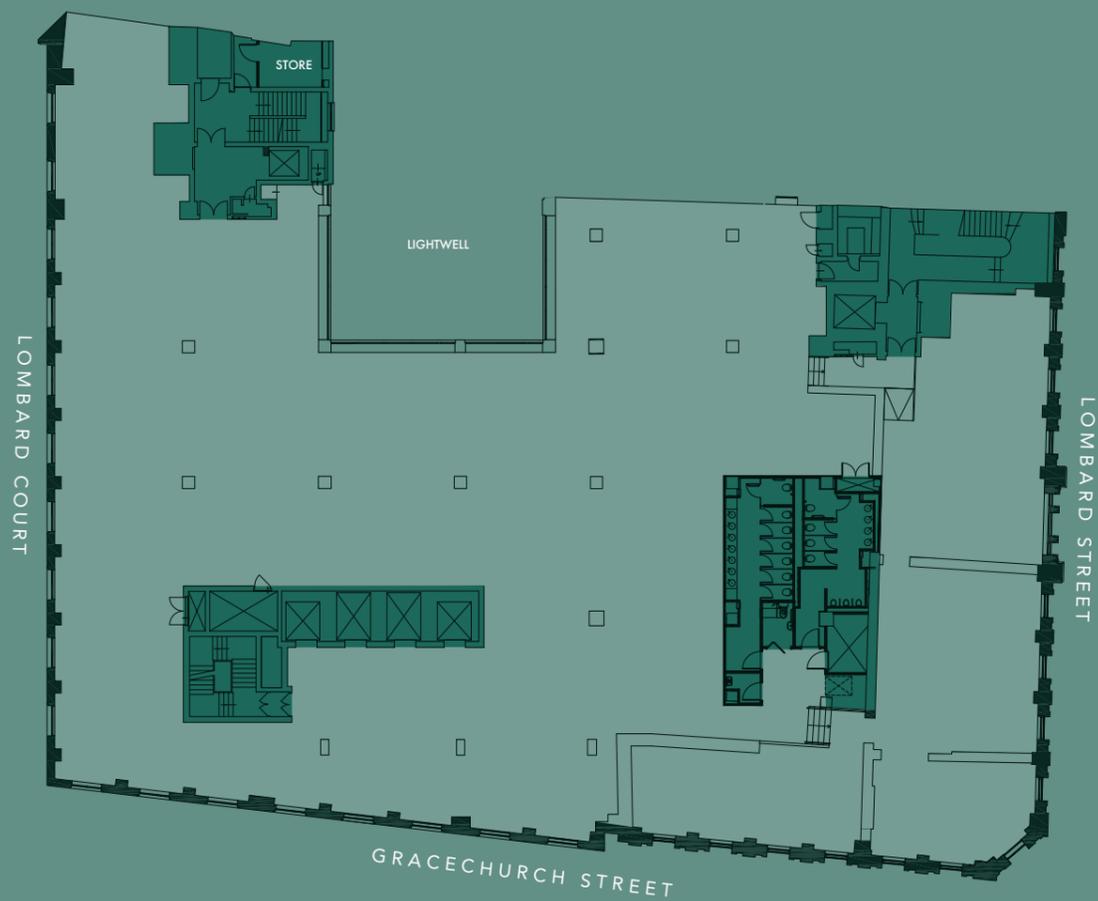
Source: Google Maps, tfl.gov.uk, crossrail.co.uk

AVAILABILITY

The 2nd and 4th floors have been comprehensively refurbished to provide open plan Cat A floors, with new LED Lighting.

2ND 15,386 SQ FT
1,429 SQ M

4TH 14,509 SQ FT
1,348 SQ M



SPACE PLANS

EXAMPLE FIT-OUT – TMT SECTOR

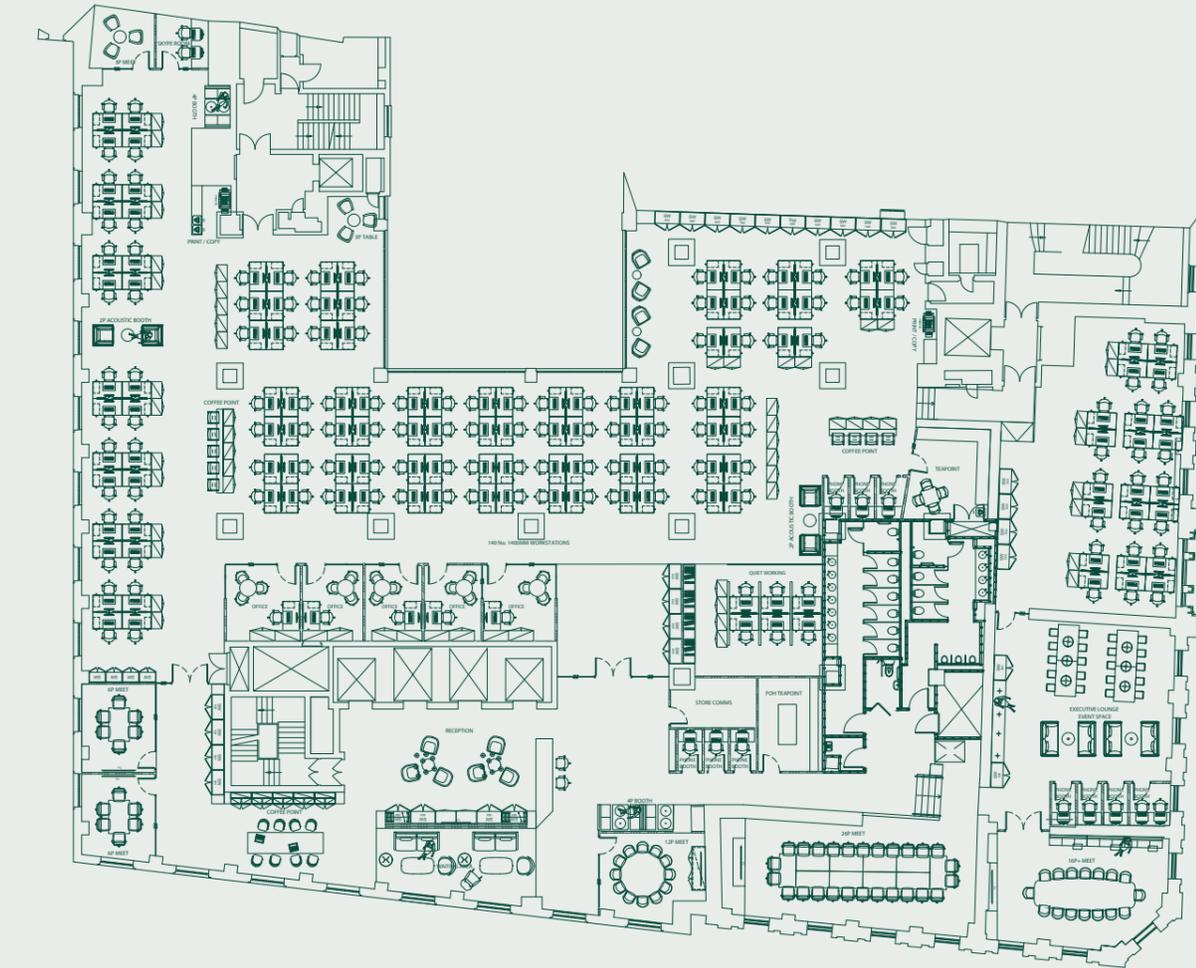
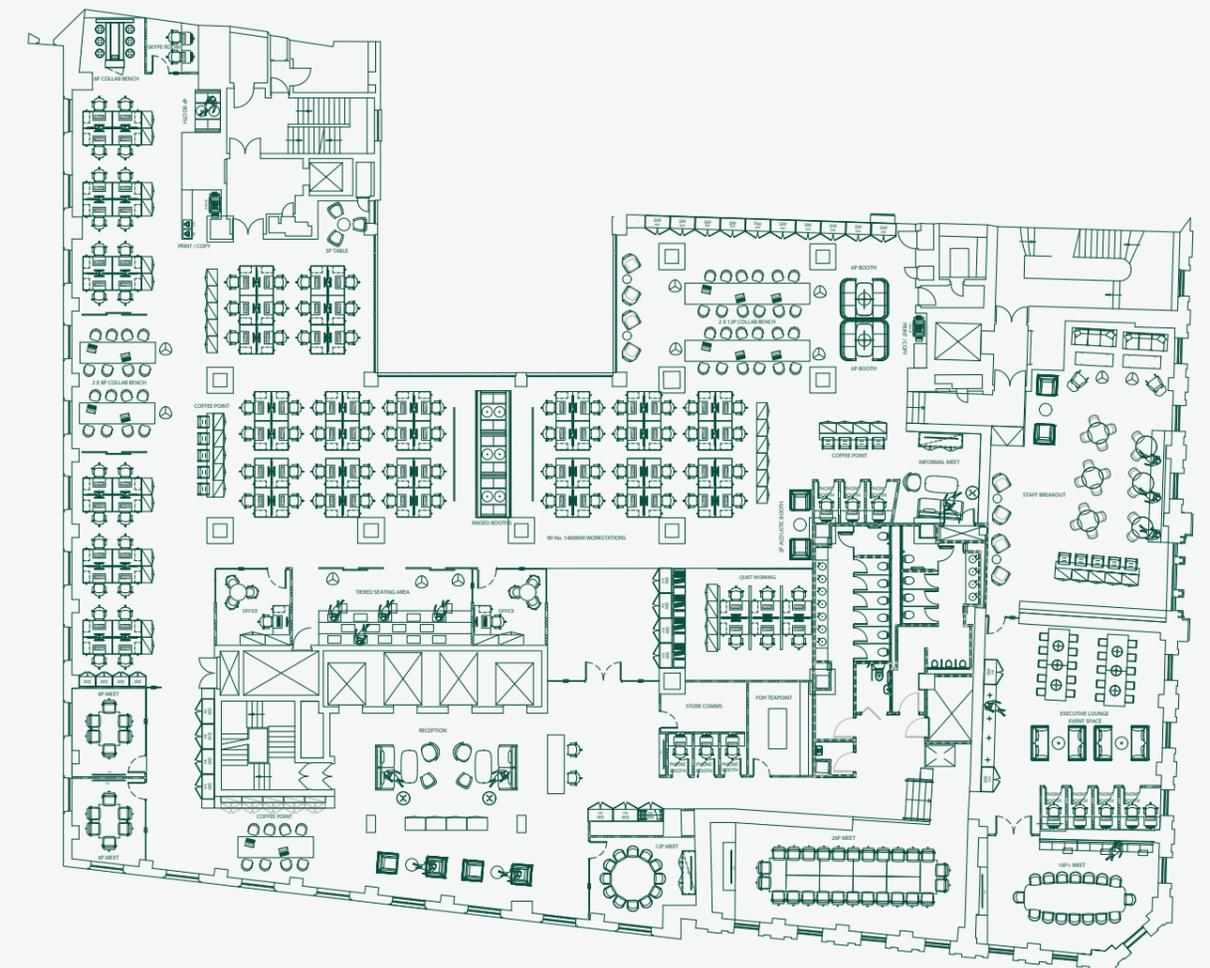
Occupancy Density: 1:14 sq m

- 1 Reception
- 1 Waiting Area
- 1 F.O.H Coffee Point
- 1 F.O.H Teapoint
- 1 F.O.H Store/Comms Room
- 1 Exec Lounge / Events Space
- 2 1p Offices
- 90 1400mm Workstations
- inc 6 No Quiet working Positions

Meeting Rooms

- 8 4p Open Booths
- 9 1p Phonebooths
- 2 2p Skype booths
- 2 8p Collab Bench
- 2 12p Collab Bench
- 2 Coffee Points
- 1 Staff Teapoint
- 2 Print / Copy Areas

- 2 No. 6p Meet
- 1 No. 12p Meet
- 1 No. 26p Meet
- 1 No. 16+p Meet



EXAMPLE FIT-OUT – CORPORATE

Occupancy Density: 1:10 sq m

- 1 Reception
- 1 Waiting Area
- 1 F.O.H Coffee Point
- 1 F.O.H Teapoint
- 1 F.O.H Store/Comms Room
- 1 Exec Lounge / Events Space
- 140 1400mm Workstations
- inc 6 No Quiet working Positions

Meeting Rooms

- 4 4p Open Booths
- 9 1p Phonebooths
- 2 2p Skype booths
- 5 1p Offices
- 2 Coffee Points
- 1 Staff Teapoint
- 2 Print / Copy Areas

- 2 No. 6p Meet
- 1 No. 12p Meet
- 1 No. 26p Meet
- 1 No. 16+p Meet
- 1 No. 3p Meet



Image depicts 2nd floor



Image depicts WC

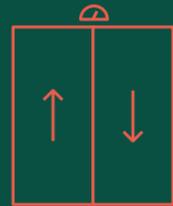


Image depicts 2nd floor

ALL IN THE DETAIL



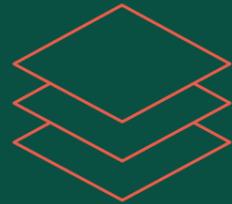
NEWLY REFURBISHED
BUILDING RECEPTION



NEW DESTINATION
CONTROL 4X 20 PERSON
PASSENGER LIFTS



NEW LED LIGHTING



FULLY ACCESSIBLE
RAISED FLOORS



NEW BICYCLE ACCESS,
BIKE RACKS AND LOCKERS



NEW END OF TRIP FACILITIES



METAL TILES SUSPENDED
CEILING



DEMISED MALE, FEMALE
AND DISABLED WCS



FOUR PIPE FAN COIL AIR
CONDITIONING

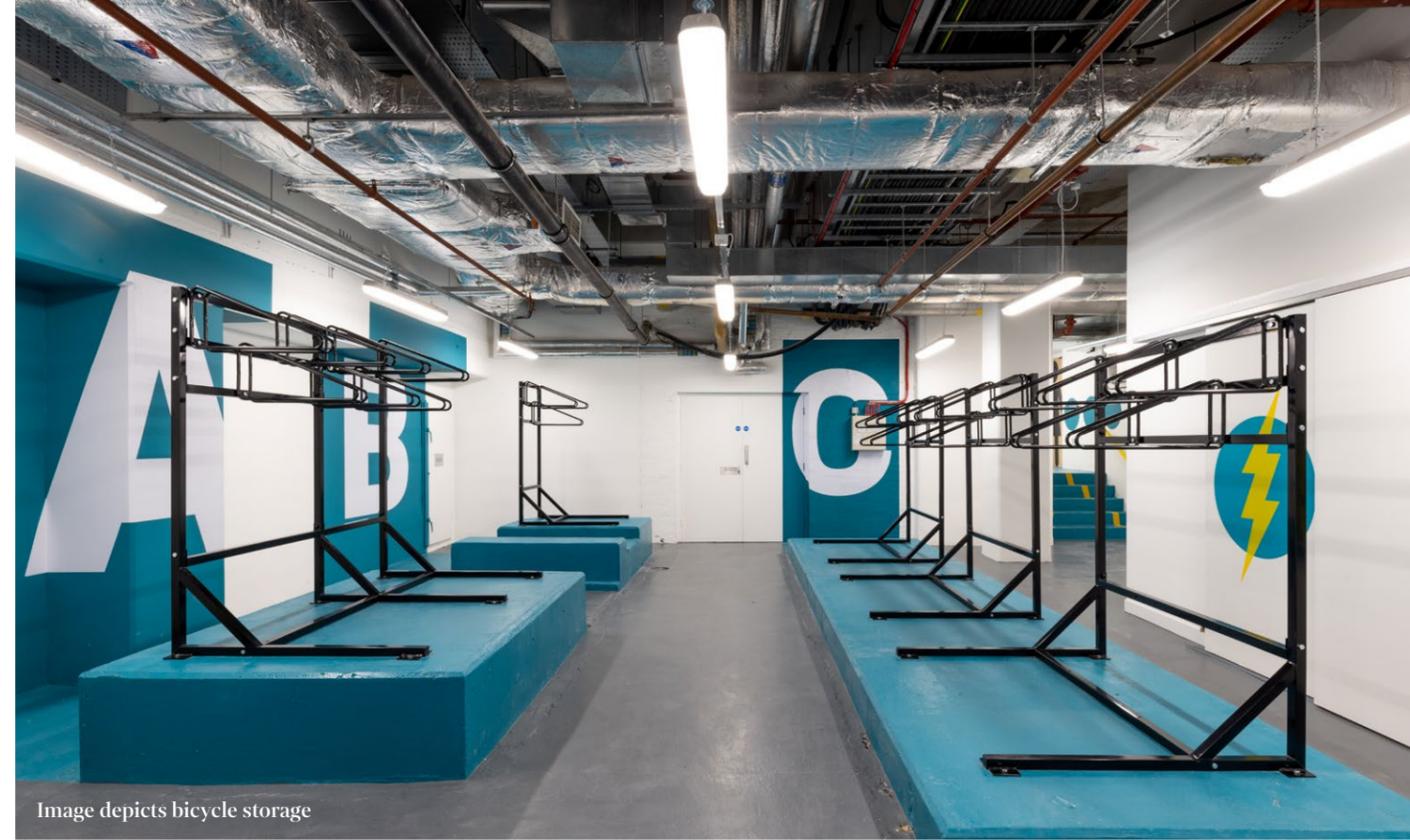


Image depicts bicycle storage



Image depicts end of trip facilities

THIRTY THREE

Gracechurch St. EC3

33GRACECHURCHSTREET.CO.UK

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