

## High Quality Plug & Play Offices 20 Gracechurch Street, London, EC3



### Transport Links

- 0.10 miles from Monument
- 0.20 miles from Bank
- 0.30 miles from Cannon Street
- 0.70 miles from Liverpool Street

### Lease

A new sublease for a term to expire June 2024.

Alternatively, an assignment will be considered, subject to covenant.

The Lease is held INSIDE the Act and expires 30<sup>th</sup> June 2024 at a passing rent of £56.50 per sq ft.

### Rates Payable (2021/22)

Estimated at £25.88 per sq.ft

However, all interested parties should make their own enquiries.

### Accommodation

5 <sup>th</sup> Floor	26,343 sq ft	2,447m <sup>2</sup>	U/O
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\*The floor is offered with the benefit of a high quality fit out and furnishings, including showers and bike storage in the basement

### Rent

£56.50 per sq.ft (Passing rent)

### Service Charge

Estimated at £13.85 per sq.ft per annum

### VAT

The building has been elected for VAT.

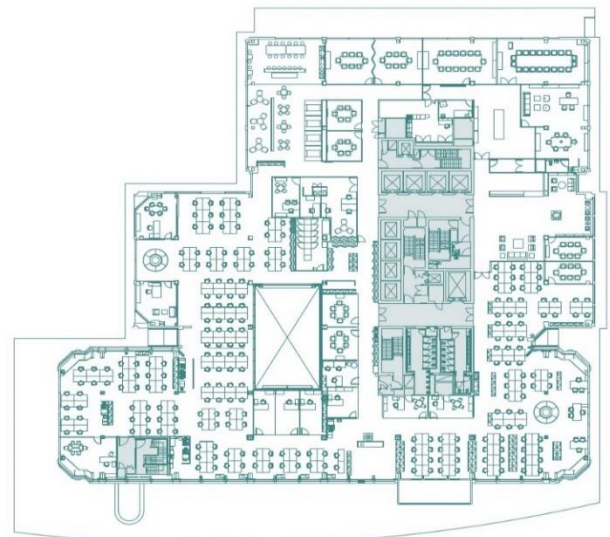
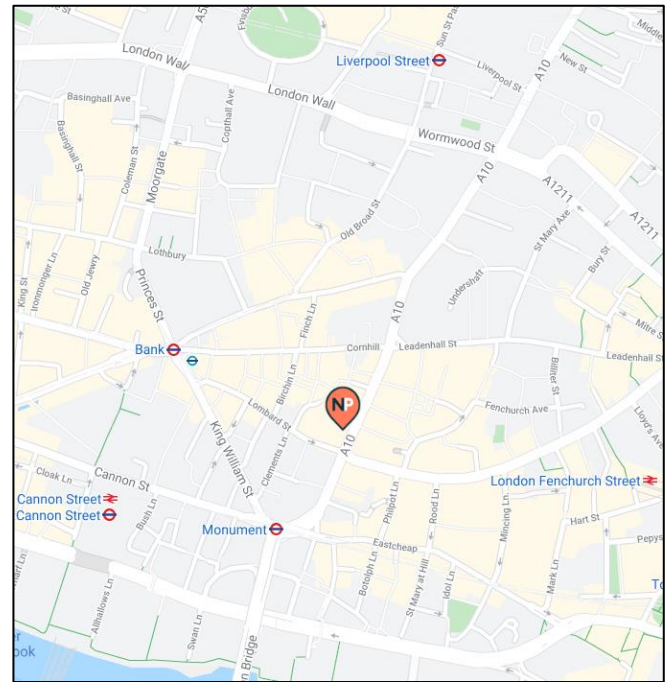
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## Amenities

- Dual double height entrances
- Two receptions with commissionaire services
- 4 x 18 person lifts
- High quality fit out in situ
- Bikes racks and showers
- Four Pipe Fan Coil Air Conditioning
- Raised Floors
- 2 x Good Lifts
- 2.95m Floor to Ceiling Height



5th Floor Space Plan

- |                            |                            |
|----------------------------|----------------------------|
| Open plan desks x 224      | 8 person meeting rooms x 4 |
| 1 person offices x 11      | 14 person meeting room x 1 |
| 4 person office x 1        | 20 person meeting room x 1 |
| 6 person meeting rooms x 4 | Kitchenette & Breakout x 2 |

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