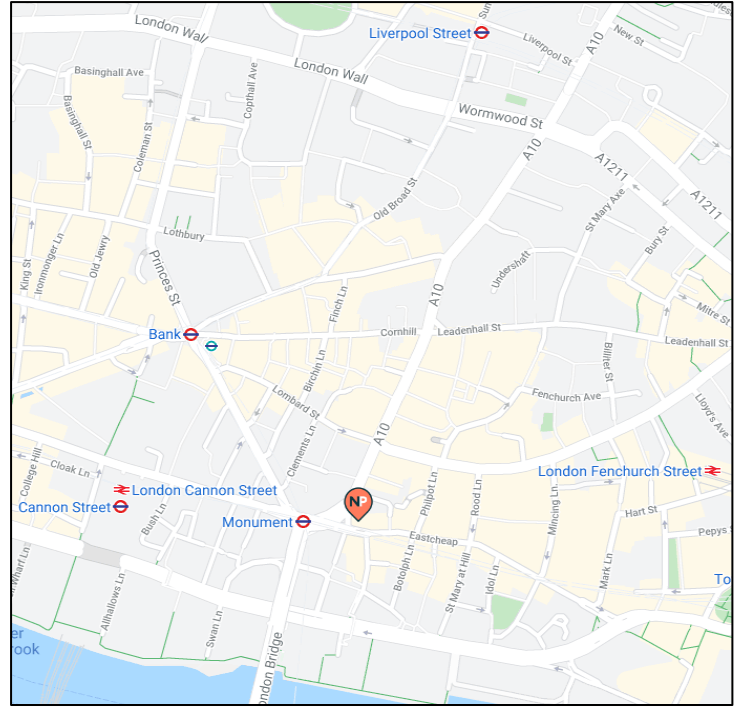


## Fitted Offices To Let

### 48 Gracechurch Street, London, EC3



#### Transport Links

- 0.04 miles from Monument
- 0.20 miles from Bank
- 0.30 miles from Cannon Street
- 0.60 miles from Liverpool Street

#### Lease

A new lease is available direct from the Landlord subject to a Landlord break option in November 2026.

#### Rent

£47.50 per sq ft

#### VAT

The building has been elected for VAT

#### Accommodation

1 <sup>st</sup> Floor	2,940 sq ft	273m <sup>2</sup>
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#### Rates Payable (2022/23)

Estimated at £21.12 per sq ft

However, all interested parties should make their own enquiries.

#### Service Charge

Estimated at £14.48 per sq.ft

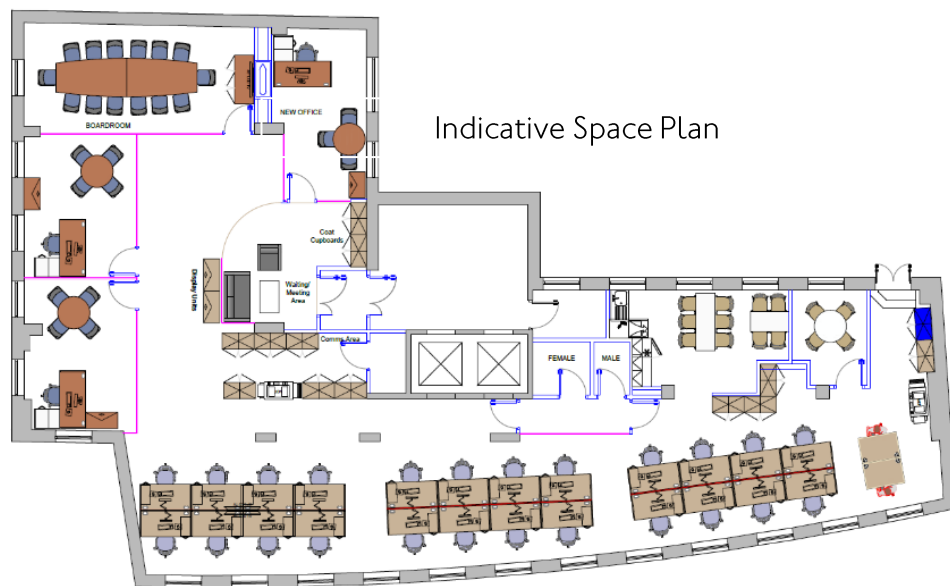
**+44(0) 20 7456 0700**

[www.newtonperkins.com](http://www.newtonperkins.com)

Newton Perkins LLP  
Peek House  
20 Eastcheap  
London EC3M 1NP

## Amenities

- Air conditioning
- Metal Tile Suspended Ceilings
- Fully Accessible Raised Floor
- Commissionaire
- Excellent levels of natural light
- EPC Rating – D79



## Newton Perkins

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