

Refurbished and Fully Fitted Offices To Let

6 Gracechurch Street, London, EC3



Transport Links

- 0.20 miles from Liverpool Street
- 0.30 miles from Bank
- 0.30 miles from Moorgate
- 0.50 miles from Monument

Lease

New lease available direct from the landlord on flexible terms.

Rates Payable (2023/24)

Estimated at £20.10 – £21.55 per sq.ft

However, all interested parties should make their own enquiries.

Accommodation

4 th Floor (CAT A)	7,147 sq ft	U/O
3 rd Floor (CAT B)	7,220 sq ft	U/O
2 nd Floor (CAT B)	7,177 sq ft	U/O

Total: 14,397 sq ft

Rent

£69.50 per sq ft – 2nd & 3rd Floors – CAT B

£67.50 per sq ft – 4th Floor – CAT A

Service Charge

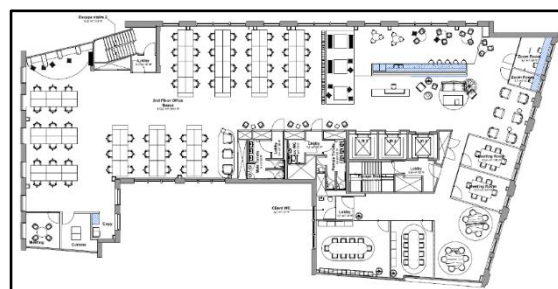
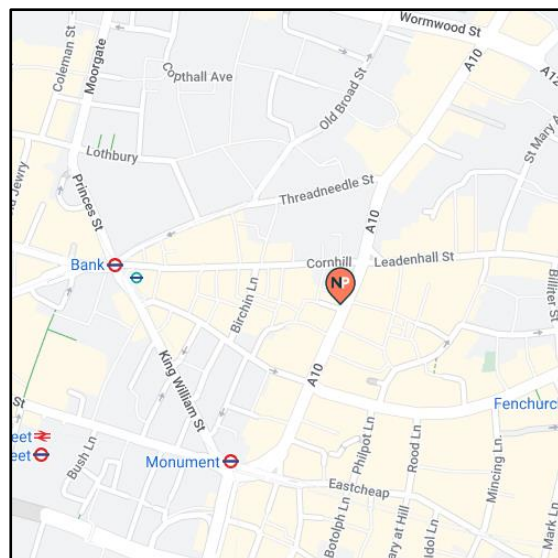
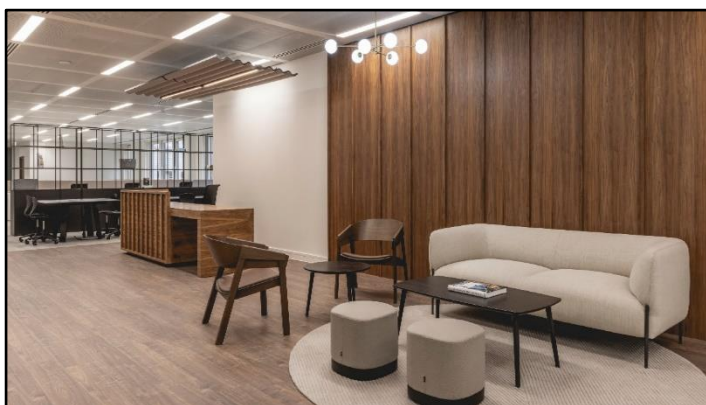
Estimated at £18.59 per sq ft. per annum (March 2023/2024)

VAT

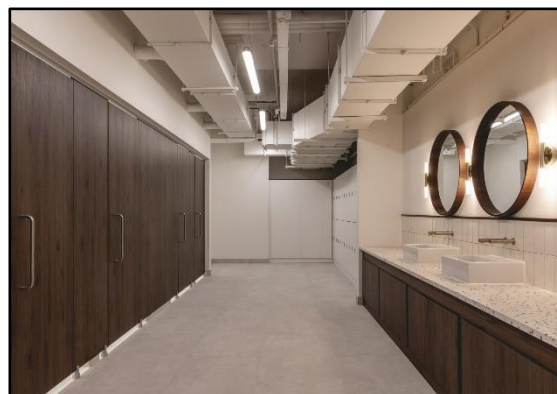
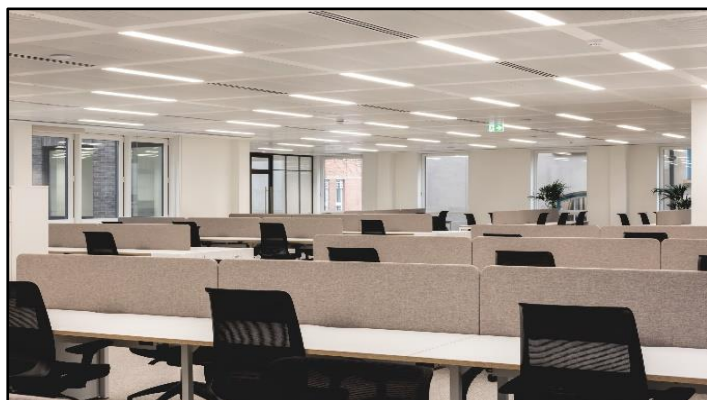
The building has been elected for VAT.

Amenities

- The 2nd and 3rd floors are to be provided in a new Cat B provision
- Newly refurbished building reception & common parts
- VRV Air-conditioning
- Commissionaire/Receptionist with 24 hour access
- Raised floors
- New LED lighting & suspended ceiling
- Refurbished shower and bike storage facilities
- EPC - B(46)
- BREEAM - "Very Good"



Typical CAT B Provision Plan



Newton Perkins

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