

## Fully Fitted Offices

6<sup>th</sup> Floor, 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

Available by way of sub-lease until 1<sup>st</sup> March 2025.

Alternatively a new lease may be available direct from the Landlord.

### Rent

Sub-lease - £39.50 per sq. ft.

### VAT

The building has been elected for VAT

### Accommodation

6 <sup>th</sup> Floor	1,369 sq. ft.	127m <sup>2</sup>
Storage	65 sq. ft.	6m <sup>2</sup>
<b>Total</b>	<b>1,434 sq. ft.</b>	<b>133m<sup>2</sup></b>

### Rates Payable (2023/24)

Estimated at £17.80 per sq. ft.

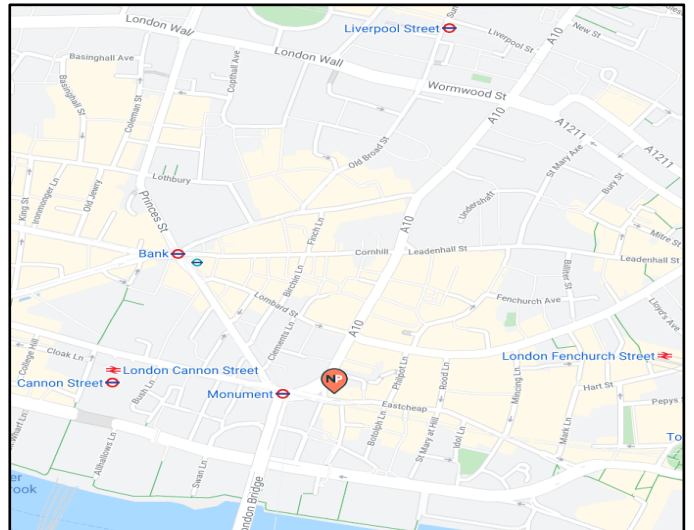
However, all interested parties should make their own enquiries.

### Service Charge

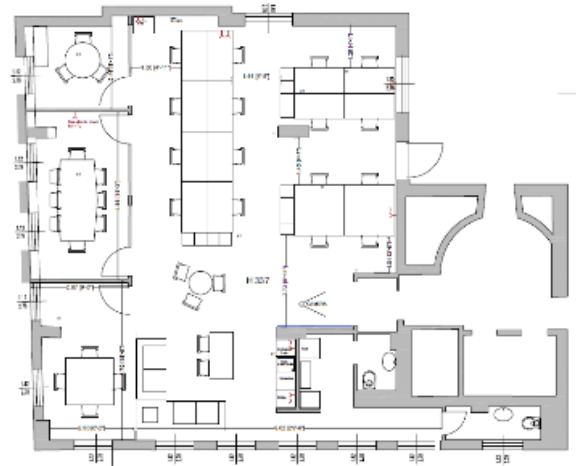
Estimated at £18.93 per sq. ft. (2023)

## Amenities

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



6<sup>th</sup> Floor Layout



## Newton Perkins

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