

# ONE GEORGE YARD

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EC3

## Introduction

**1,824 to 13,689 sq ft of exceptional refurbished office space**



**George Yard is in an attractive yet discreet courtyard in the heart of the City of London**

## Specification & Floor Areas

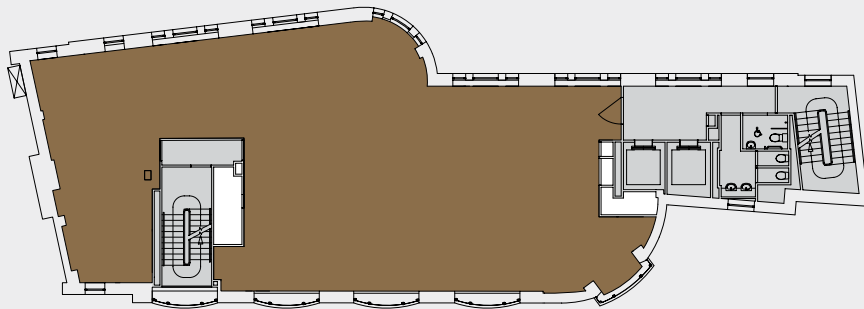
# The floor plates are highly efficient with excellent natural light

### Specification

- Newly remodelled reception
- Excellent natural light
- Air conditioning
- New LED lighting
- Raised floors
- Manned reception
- 2 x 8 person passenger lifts
- New shower facilities
- Bike spaces
- EPC rating C 62

- Office
- Core
- Riser cupboards

### Typical Upper Floor



Floor	Sq Ft (NIA)
Sixth	1,959
Fifth	Let
Fourth	2,695
Third	2,700
Second	2,682
First	Let
Ground	1,824
Lower ground	1,829
<b>Total</b>	<b>13,689</b>



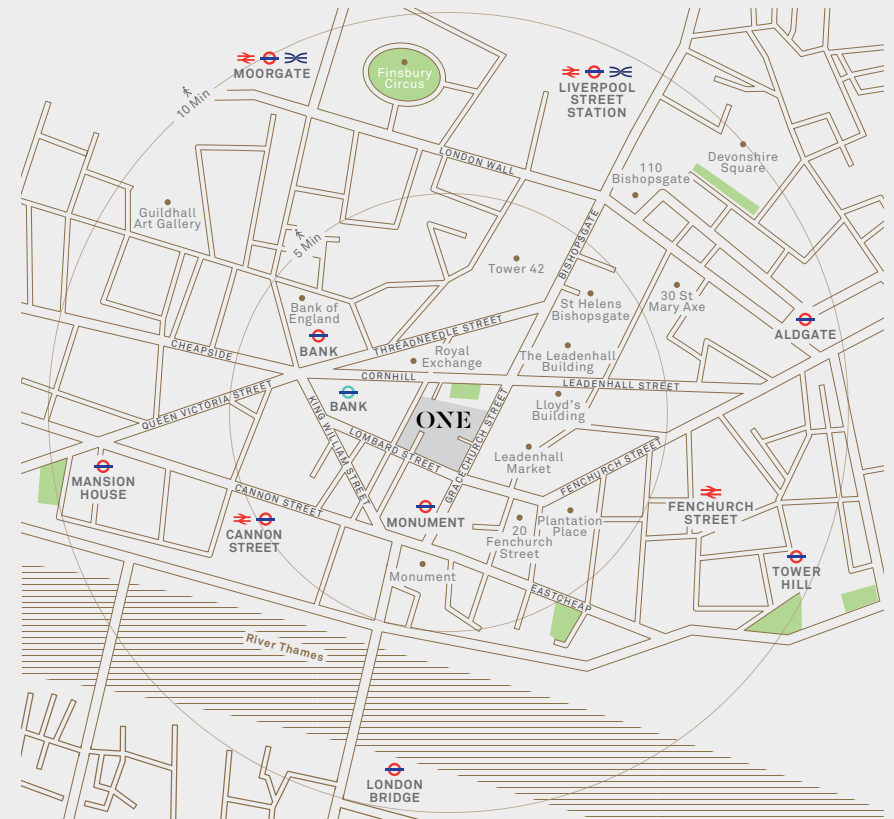
## Location

Surrounded by established occupiers, high-end retailers and a wealth of restaurants



ONE GEORGE YARD LONDON EC3

## Local Amenity



### Cafés & Restaurants

- One Lombard Street
- Harry's Bar
- Brasserie Blanc
- Osteria Del Mercato
- Sky Lounge
- The Folly
- Gaucho

- Caravaggio
- Coq d'Argent
- City Social
- M Restaurant
- Luc's Brasserie
- Enoteca da Luca
- Hispania
- Taylor St Baristas

### Retail

- Leadenhall Market
- One New Change
- House of Fraser
- Cheapside
- Royal Exchange
- Molton Brown
- Reiss
- Ede & Ravenscroft
- Links of London

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## Contact

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