

52/54 Gracechurch Street

London EC3

High Quality Office Space
Available To Let
1,857 – 6,587 Sq Ft (172.5 – 611.9 Sq M)



Newly refurbished high quality office space, situated in a prime City of London location.



2nd Floor West



5th Floor East

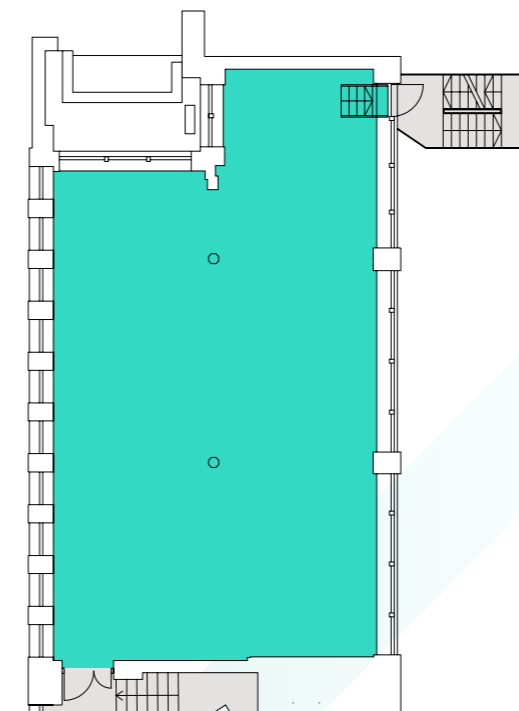


Accommodation

Floor	Sq Ft	Sq M
5th Floor East	1,857	172.5
5th Floor West (Fitted)	2,330	216.5
2nd Floor West	2,400	222.9
Total	6,587	611.9

5th Floor East

1,857 Sq Ft / 172.5 Sq M

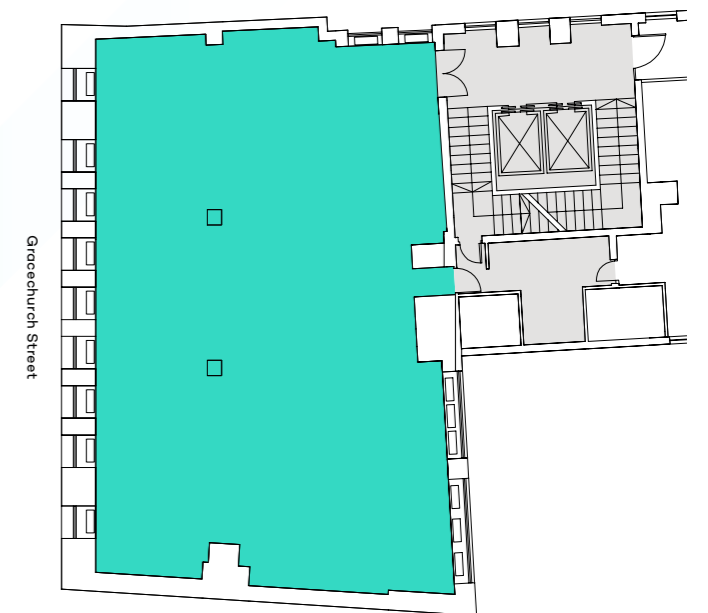


Gracechurch Street



2nd Floor West

2,400 Sq Ft / 222.9 Sq M



Gracechurch Street



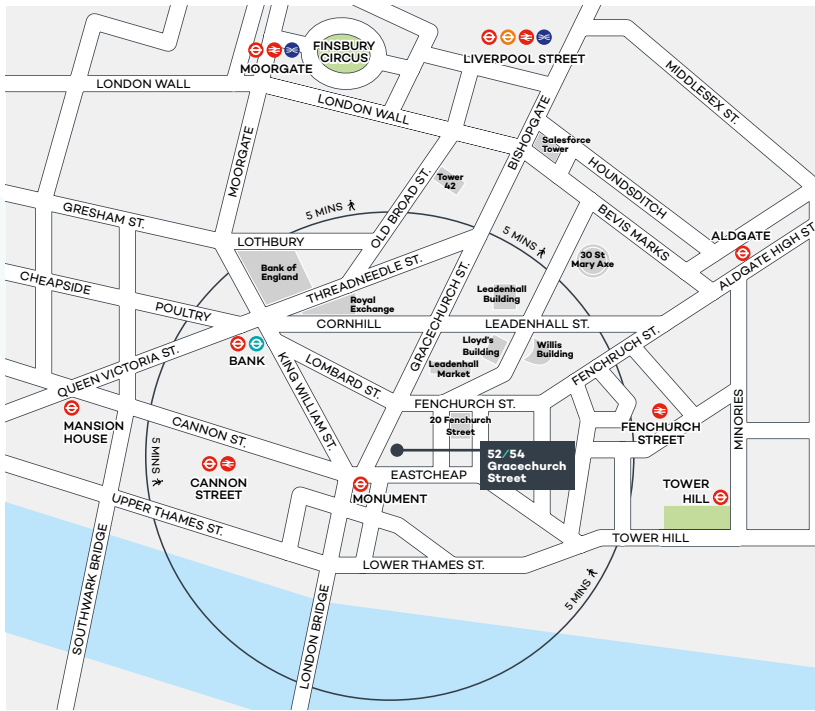
Specification

- / Highly efficient floor plates
- / Excellent natural light
- / Air conditioning
- / LED lighting
- / Raised access floors
- / Manned reception
- / 24 Hour access
- / Showers and cycle storage
- / Communal tenant breakout / kitchen area



Communal Break Out Area CGI

52/54 Gracechurch Street



Connectivity

Monument				_____	1 min				
Cannon Street					_____	3 mins			
Bank							_____	4 mins	
Fenchurch Street		_____	_____	_____	_____	_____	_____	5 mins	
Mansion House				_____	_____	_____	_____	7 mins	
London Bridge					_____	_____	_____	8 mins	
Aldgate				_____	_____	_____	_____	9 mins	
Liverpool Street								_____	9 mins
Tower Hill				_____	_____	_____	_____	9 mins	
Moorgate							_____	_____	11 mins
Aldgate East				_____	_____	_____	_____	_____	15 mins

Walking times from building. Source: tf.gov.uk

Viewings

Strictly through joint letting agents.

Tom Kemp
E. tom.kemp@hallkemp.com

Stephen Foster
E. stephen.foster@hallkemp.com

Johnny Armour
E. johnny.armour@hallkemp.com

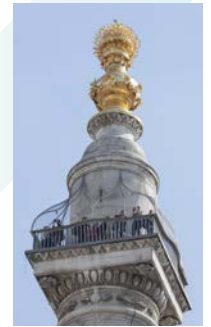
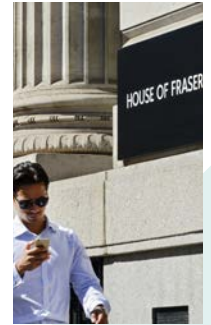
Terms

Upon application.



Jeremy Prosser
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James Hughes
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