

TO LET - OFFICE

40 GRACECHURCH STREET

40 Gracechurch Street, EC3V 0BT



Key Highlights

- 9,810 to 24,145 sq ft
- Newly refurbished CAT A
- End of trip facilities
- 4 x passenger lifts
- Private terracing on 4th, 7th and 8th floors
- Large reception
- Prime location

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Description

40 Gracechurch Street is a high profile 122,042 sq ft office and retail development. It seamlessly blends the classic sweep of a part period façade with a modern construction, providing contemporary office accommodation in the heart of the City of London.

The 4th and 8th floors have just undergone a new CAT A refurbishment, with the 7th floor to follow later this year. Each floor benefits from private terracing.

Location

Located at the junction of Gracechurch Street and King William Street, and only a moment from The Monument and London Bridge, 40 Gracechurch Street is strategically situated to serve both the financial and insurance districts.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
8th	9,810	911.38	£78.50 /sq ft	Under Offer
7th	11,171	1,037.82	£68.50 /sq ft	Available
4th	12,974	1,205.32	£76.50 /sq ft	Available
Total	33,955	3,154.52		

Specification

- Private terracing
- New CAT A
- End of trip
- Impressive arrival experience
- Landmark building
- 4 x passenger lifts

Terms

Rent:

4th (Refurbished CAT A) - £76.50 psf

8th (Refurbished CAT A) - £78.50 psf

7th (Previous Tenant Fit Out)- £68.50 psf

Service Charge: £14.44 psf

Rates: £27.31 psf

For all enquiries and viewings please contact Artie Taylor, Stuart Lawson, or Sophie Watts at Savills.

Contact

Artie Taylor

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Stuart Lawson

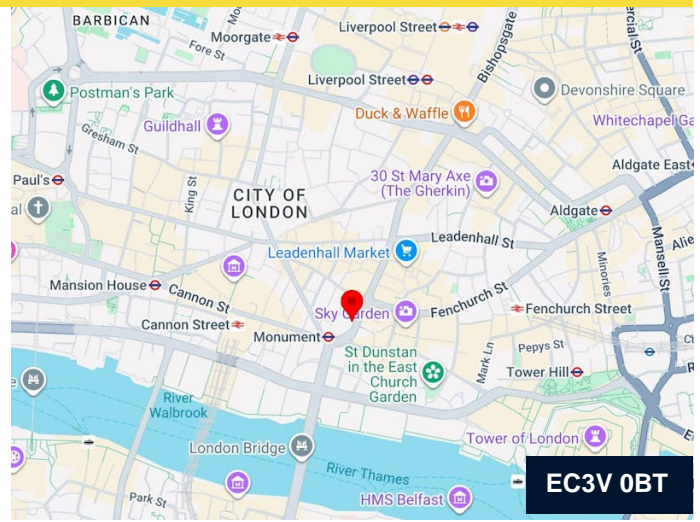
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