GRACECHURCH ST

LONDON EC3

52-54.

THE OPPORTUNITY

52-54 GRACECHURCH STREET IS A DISTINCTIVE ART DECO BUILDING IN THE HEART OF THE CITY CORE MOMENTS AWAY FROM MONUMENT AND BANK STATIONS.

The available Third Floor West suite provides 2,389 sq ft of efficient, light office space, deliverable as CAT A or fully fitted CAT B with now being an ideal time to shape the space to your requirement.

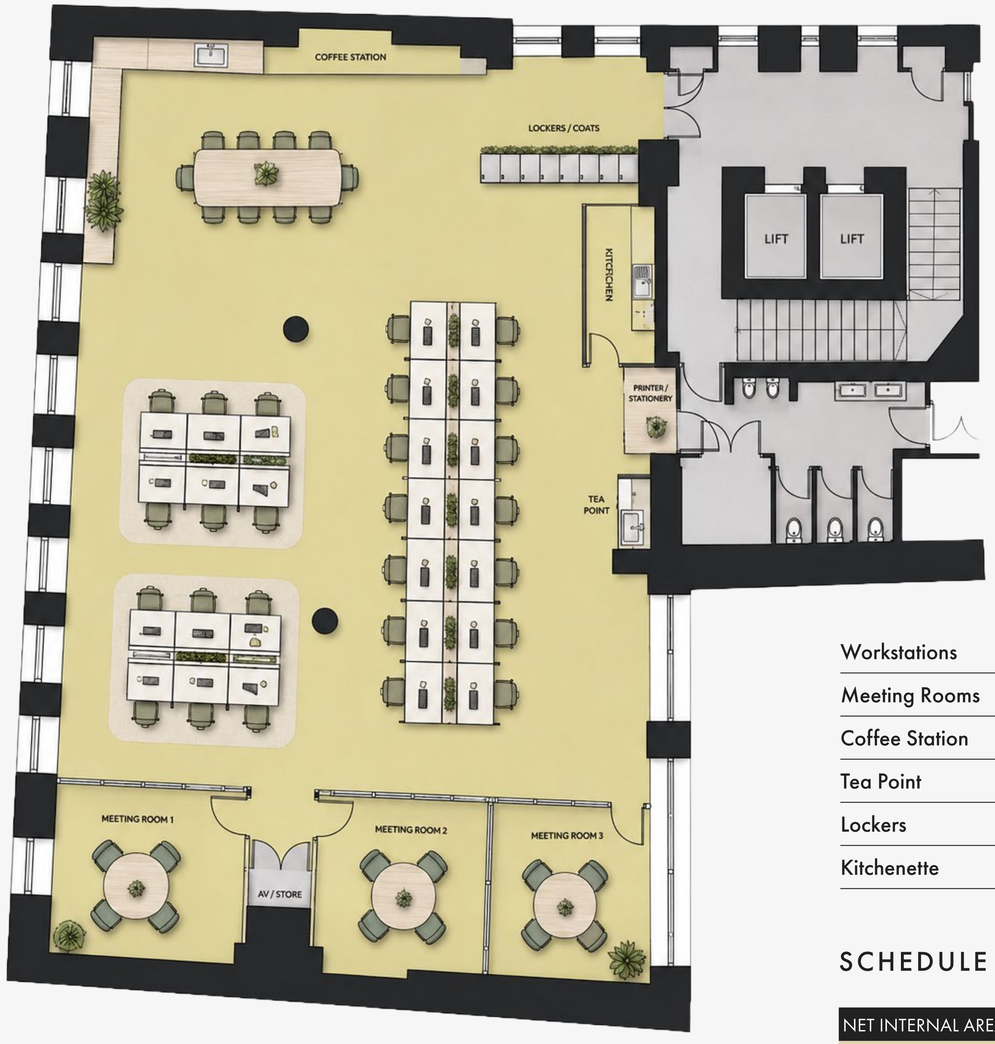
KEY FEATURES

- FANTASTIC LOCATION
- CONCIERGE
- BIKE / CYCLE STORAGE
- SHOWERS
- LIFT ACCESS
- OPTION OF BESPOKE FITOUT
- COMMUNAL BREAK OUT SPACE

SPACEPLAN

THIRD FLOOR WEST

2,389 sq ft / 221.9 sq m



Office Space

Core

Workstations	26
Meeting Rooms	3
Coffee Station	1
Tea Point	1
Lockers	8
Kitchenette	1

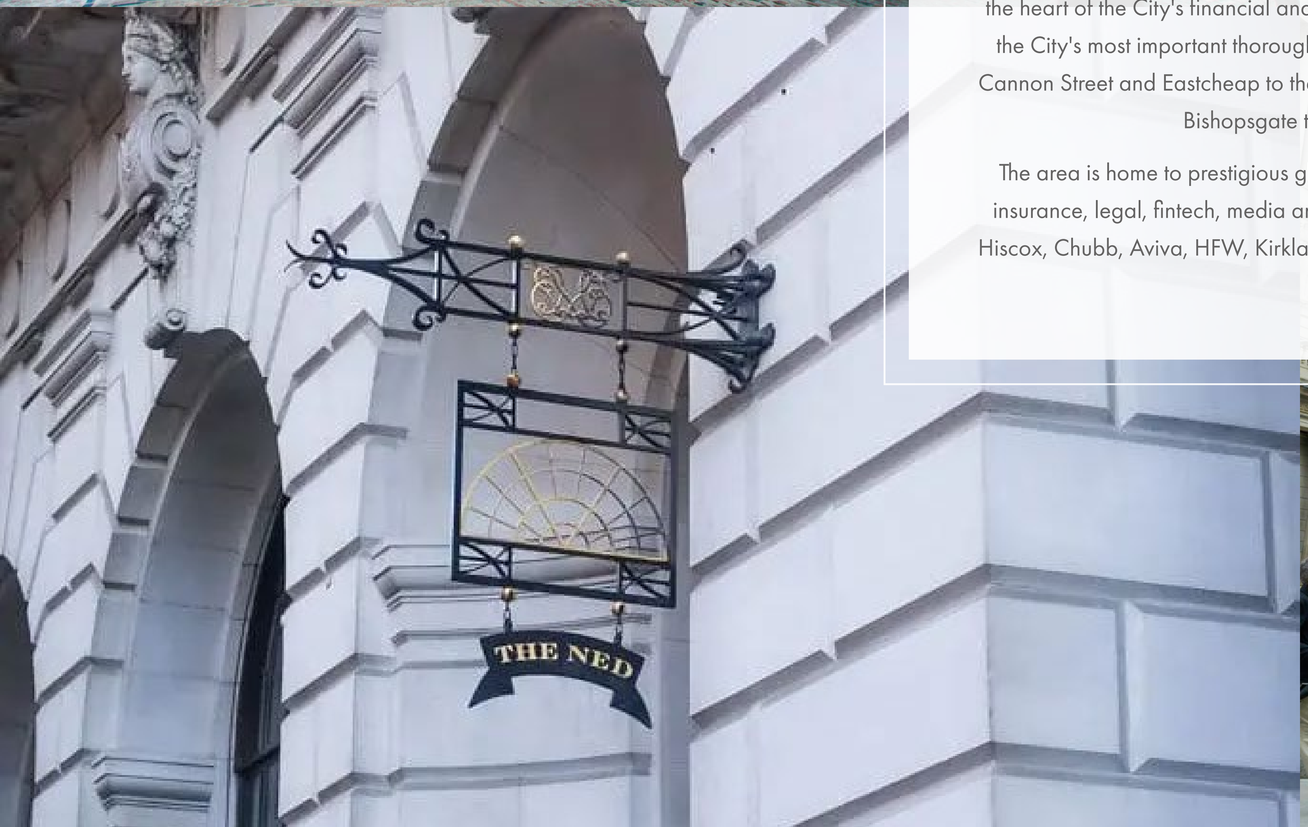
SCHEDULE OF AREAS

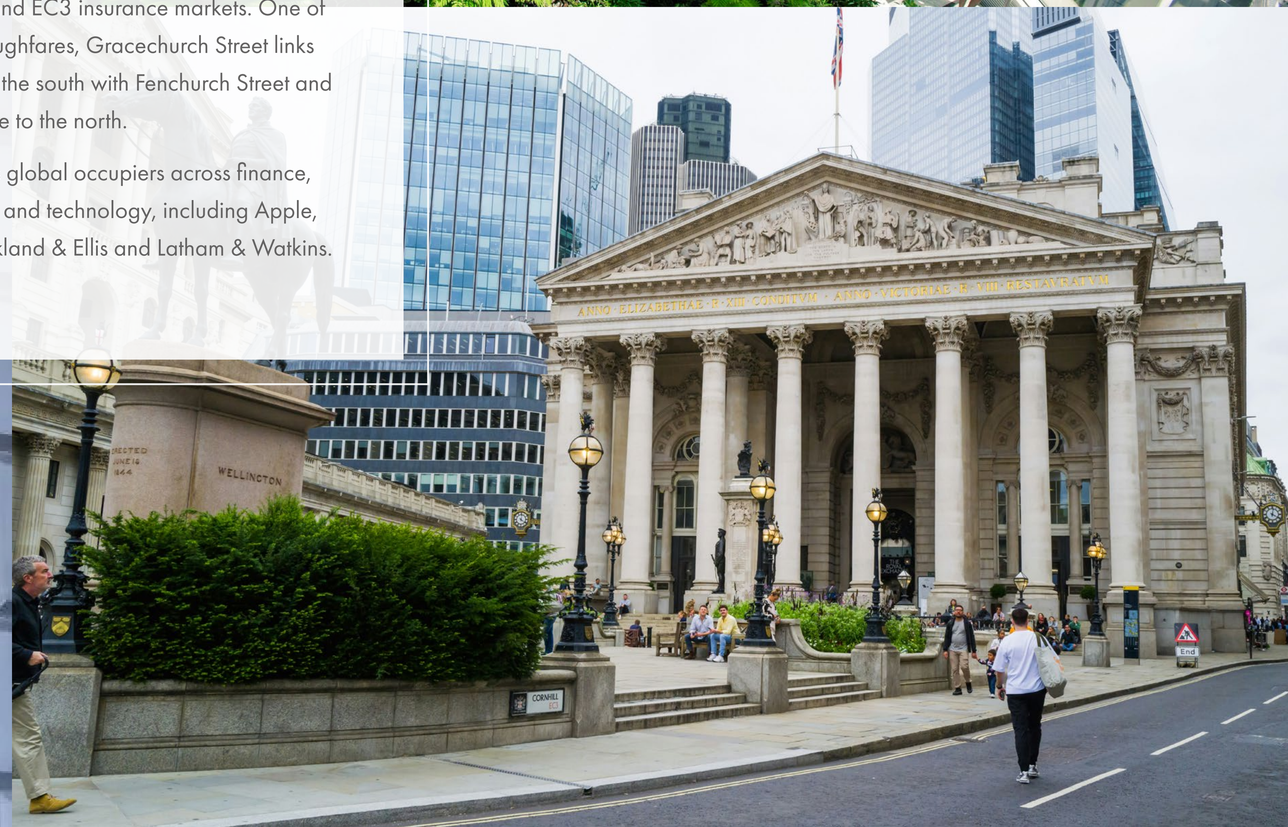
NET INTERNAL AREA (OFFICE)	SQ M	SQ FT
First Floor East	EXCHANGED	
First Floor West	EXCHANGED	
Third Floor West	221.9	2,389

THE LOCATION

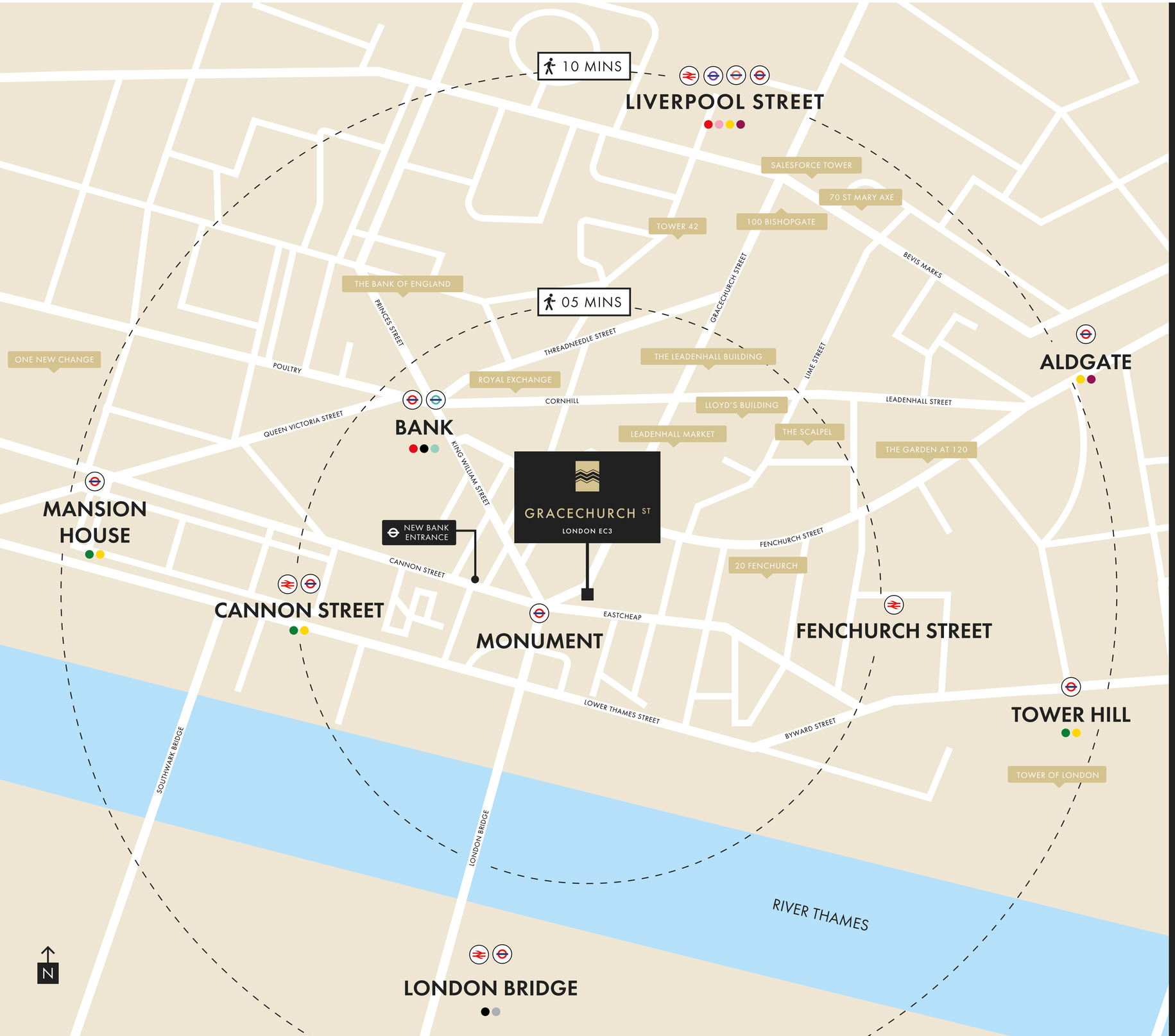
The building occupies a prominent position on Gracechurch Street within the "Tower Cluster", almost equidistant from the Bank of England and Lloyd's of London, both within a five-minute walk, at the heart of the City's financial and EC3 insurance markets. One of the City's most important thoroughfares, Gracechurch Street links Cannon Street and Eastcheap to the south with Fenchurch Street and Bishopsgate to the north.

The area is home to prestigious global occupiers across finance, insurance, legal, fintech, media and technology, including Apple, Hiscox, Chubb, Aviva, HFW, Kirkland & Ellis and Latham & Watkins.





ST PAUL'S CATHEDRAL
MOORGATE
BANK OF ENGLAND
LLOYD'S OF LONDON
MANSION HOUSE
THE NED
BANK
CANNON STREET
MONUMENT
LONDON BRIDGE
GRACECHURCH ST
LONDON EC3



THE LOCATION

THE BUILDING IS EXCEPTIONALLY WELL CONNECTED, WITH NINE STATIONS WITHIN A TEN-MINUTE WALK:

- Monument c. 1 minute walk
- Bank (including the new Cannon Street entrance) c. 3 minute walk
- Cannon Street, Fenchurch Street, Liverpool Street, Aldgate, Tower Hill, Mansion House and London Bridge all within easy reach
- Elizabeth Line services from Liverpool Street (c. 10-minute walk), with direct links to Paddington, Heathrow, Canary Wharf, Farringdon and the West End

FURTHER INFORMATION

TERMS

Upon application.

VIEWINGS

Stricktly through the joint sole letting agents:

bbg real estate london

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