

20 WOOD STREET

LONDON, EC2

**1ST FLOOR - OFFICE SPACE TO LET
12,885 SQ.FT (1,197 SQM) FULLY
FITTED OR SHELL & FLOOR OFFICE
SPACE**

DeVono

OVERVIEW

Forming part of the landmark 55 Gresham Street redevelopment; this space is offered with the benefit of shared sub-tenant reception located at 20 Wood Street.

This Fletcher Priest Architects designed building was completed in November 2018 and was pre let in full to Ninety One (formerly Investec Asset Management).

DeVono are instructed to market the remaining 12,885 sq.ft which is located on the 1st floor and is available by way of flexible sub-lease.



SPECIFICATION & BUILDING AMENITY



24HR SECURITY



PASSENGER LIFTS



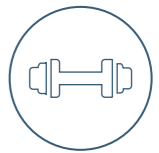
WC'S



BIKE STORAGE



SHOWERS



GYM



SHOWER FACILITIES



AIR CONDITIONING SYSTEM

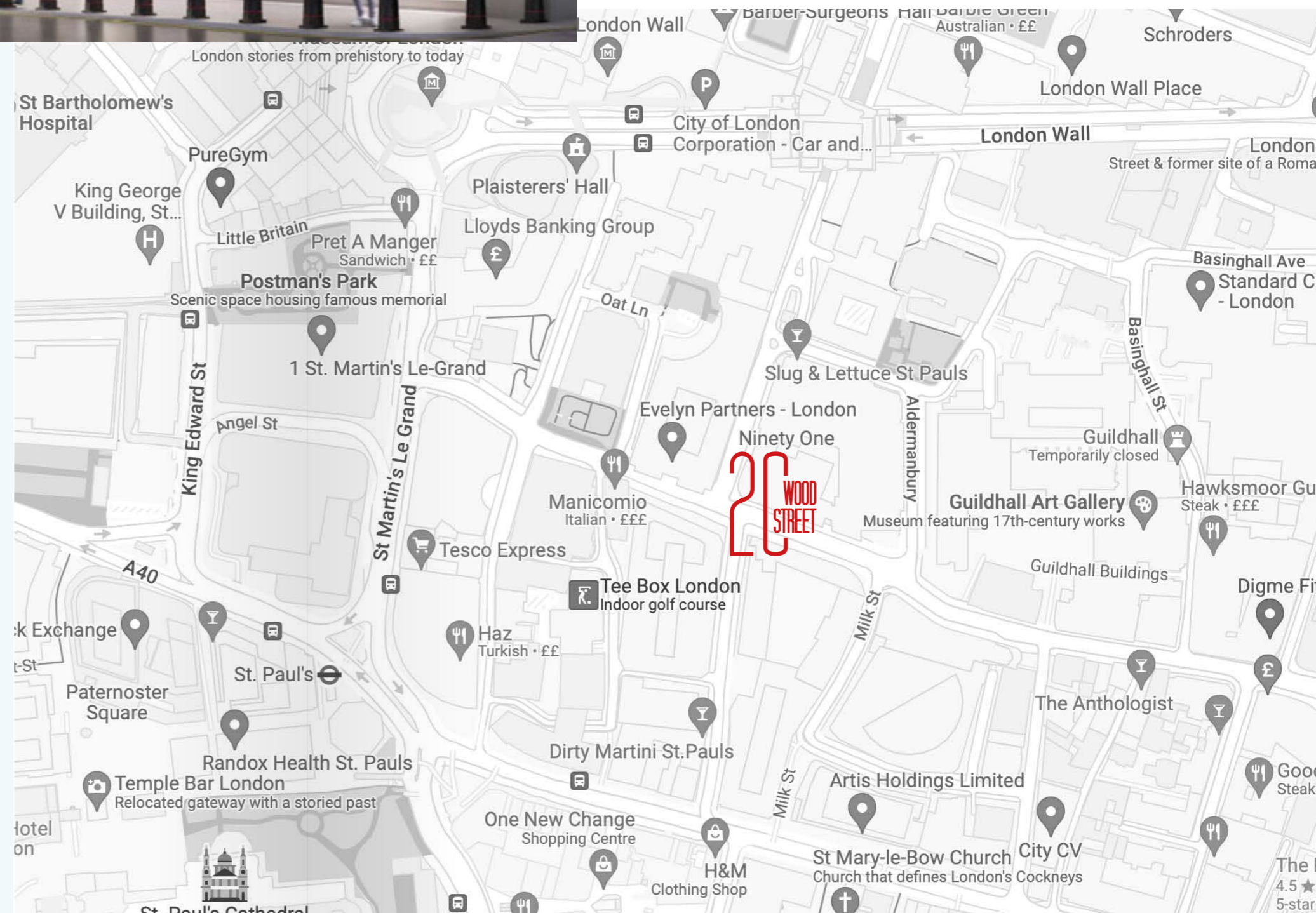
LOCATION

Situated on one of the most prestigious streets in the square mile with both St Paul's and Bank underground stations just a short distance away.

The building also significantly benefits from the introduction of The Elizabeth Line with Farringdon East Station to the Northwest and Moorgate to the East.

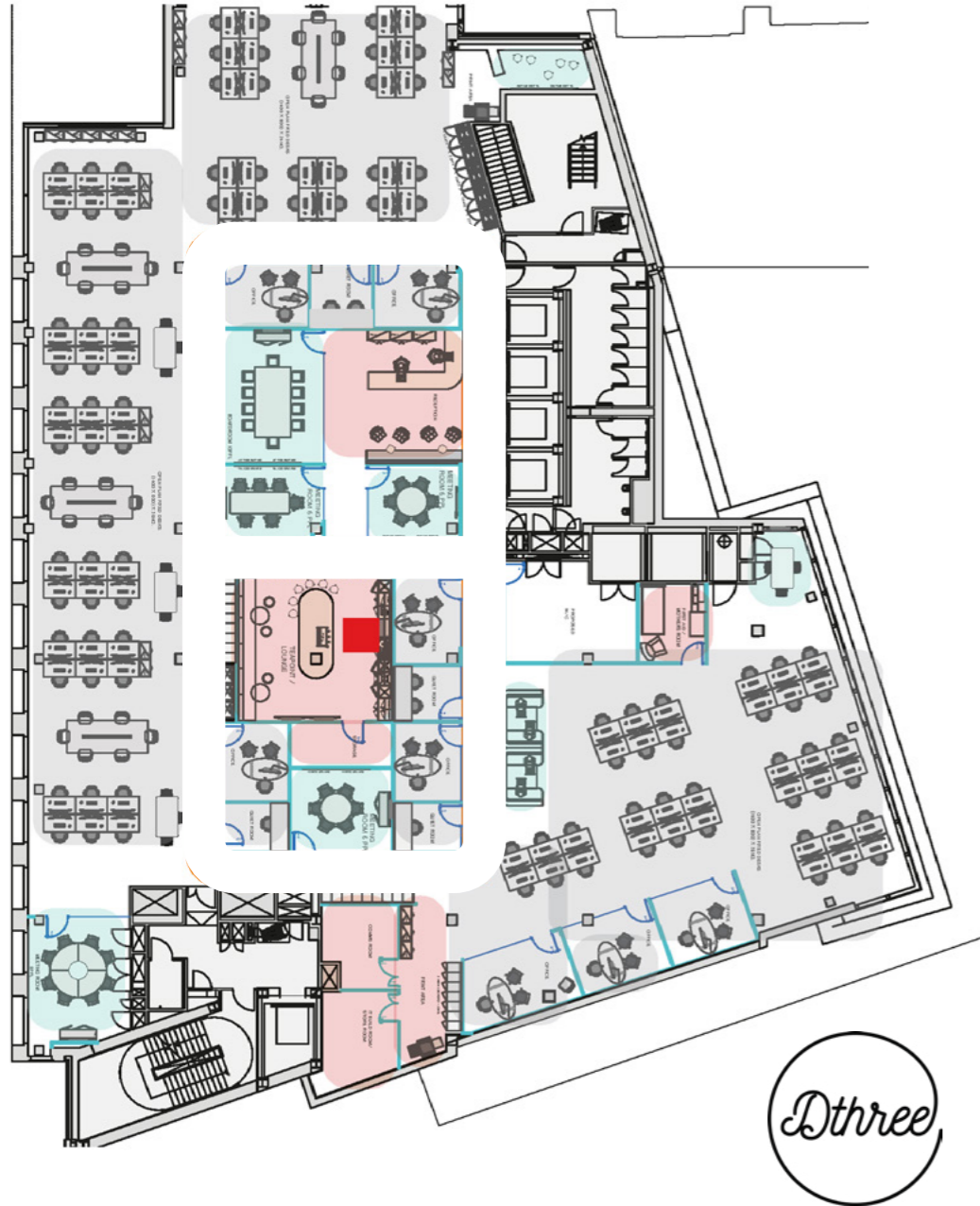


**LOCATED NEAR
A VARIETY OF
AMENITIES
SUCH AS
EXCELLENT
BARS &
RESTAURANTS**



FULLY FITTED OFFERING

First Floor

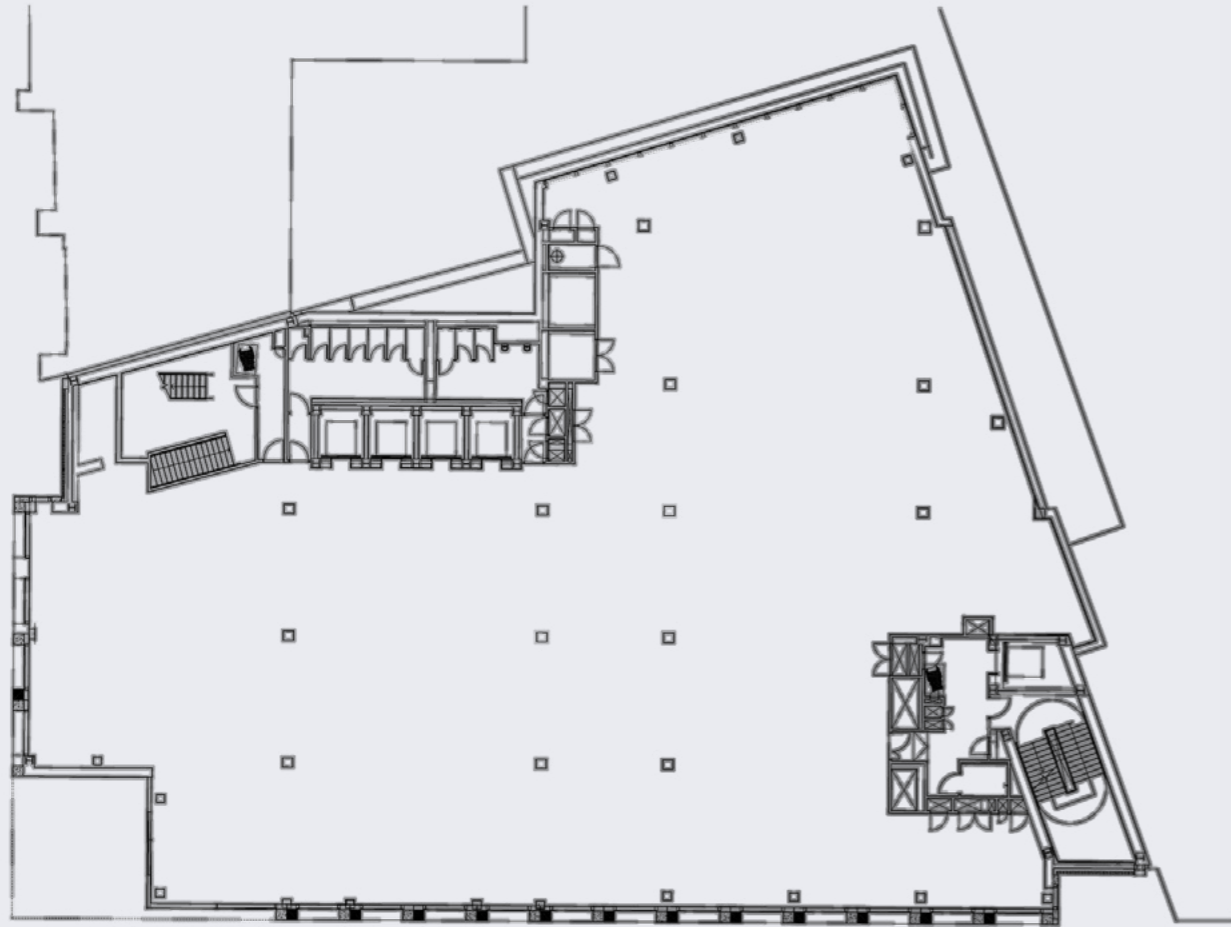


The 1st floor is currently in a Shell and floor condition and is available as is. Alternatively, the 1st floor can be delivered to a CAT A specification or the floor can be delivered in a Turnkey condition. Please see the example layout and indicative CGIs to show a Turnkey offering.



ACCOMMODATION

12,885 SQ.FT (1,197 SQM)



TERMS

Lease: Flexible sub-lease for a term by arrangement.

Quoting Rent (Shell and Floor condition)	£62.50 Per SQ.FT
Quoting Rent (Turnkey)	£67.50 Per SQ.FT
Service Charge	£14.00 Per SQ.FT
Business Rates	£29.00 Per SQ.FT

EPC

B

MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

CONTACT

Viewings strictly by appointment with DeVono.

DAVID BARRINGTON
M: 07967345830
db@devono.com

ALEX LAWS
M: 07767 608 304
al@devono.com

CHRIS LEWIS
M: 07920 806 002
cl@devono.com

DeVono