

Fully Refurbished CAT A Office Floors

33 Gracechurch Street, EC3



Transport Links

- 0.06 miles from Monument
- 0.20 miles from Bank
- 0.40 miles from London Bridge
- 0.50 miles from Liverpool Street

Lease

New lease(s) available direct from the Landlord for a term by arrangement.

The floors are available either together or separately

Amenities

- New VRF air conditioning system to each floor
- Raised floors
- Metal suspended ceilings with LED lighting
- 4x 20 refurbished person destination control lifts
- Double height reception area
- Commissionaire Services
- Loading bay
- 45x Bike Racks
- 50x Lockers
- 5 Showers

VAT

The building has been elected for VAT

Accommodation

4 th Floor	14,509 sq ft	1,348m ²	U/O
3 rd Floor	15,440 sq ft	1,434m ²	Available
2 nd Floor	15,386 sq ft	1,429m ²	Available
TOTAL:	30,826 sq ft	2,863m²	

Rent

£49.50 per sq ft

Rates Payable (2024/25)

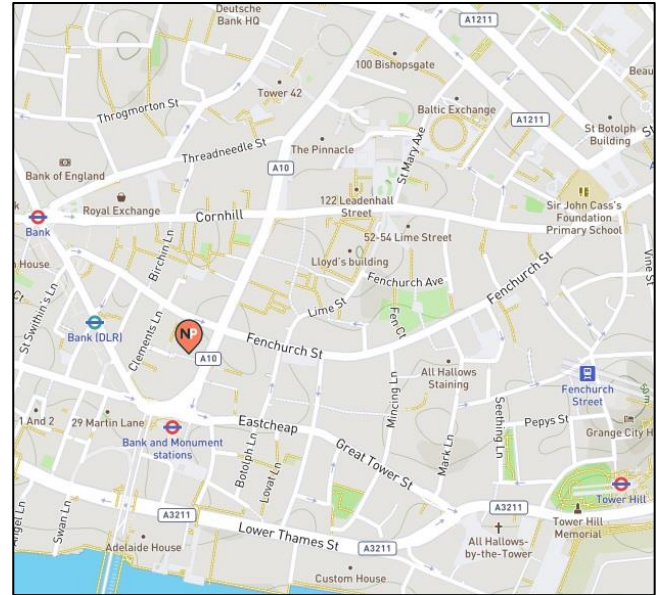
Estimated at £21.94 - £22.33 per sq. ft.

However, all interested parties should make their own enquiries.

Service Charge

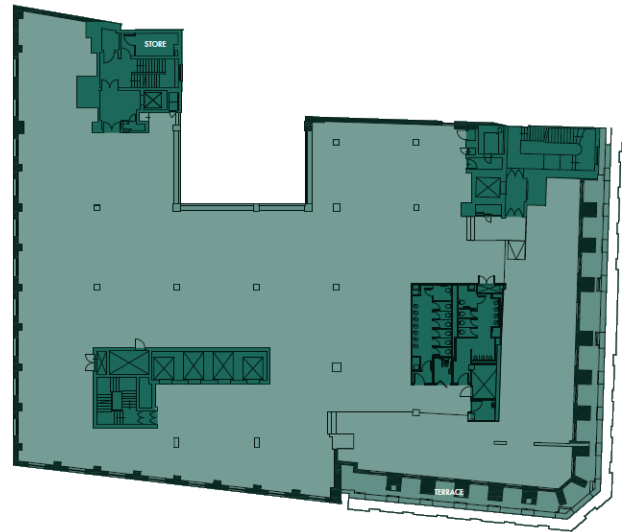
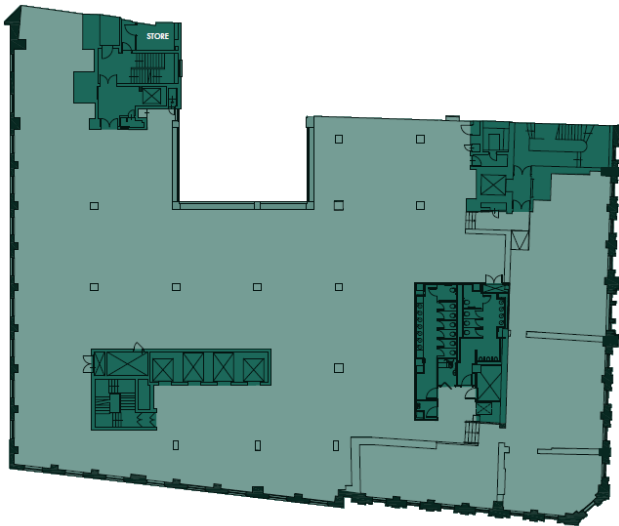
Estimated at £16.22 per sq ft per annum

Target EPC - B



2nd Floor Layout

4th Floor Layout



Newton Perkins

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