



The Fourth Floor

13,413 sq ft newly refurbished
Cat A office space, ready to occupy now.

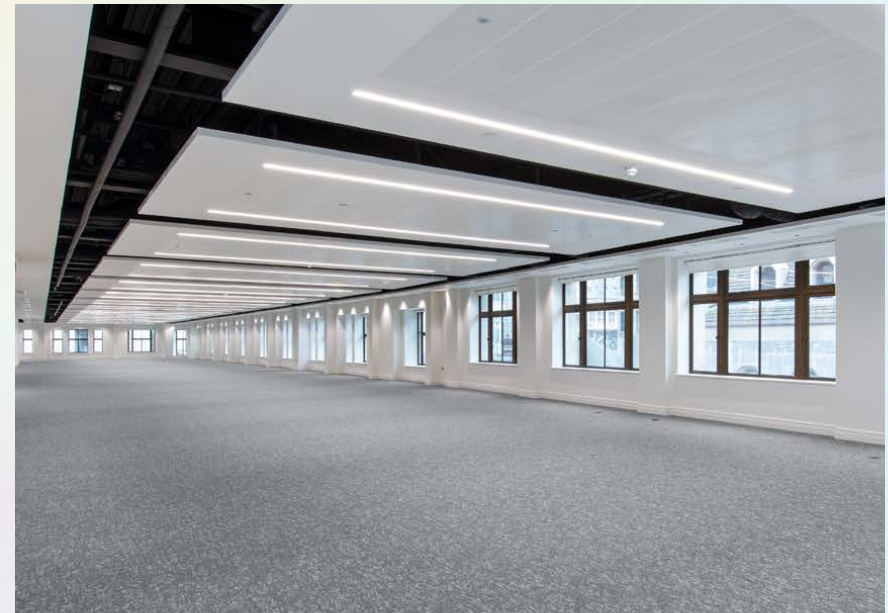




95 Gresham Street is a high-quality office building in the heart of the City Core benefitting from close proximity to global retail brands and world-class amenities.

The newly refurbished Fourth Floor, now ready for occupation, will be complimented by the addition of a stunning new reception and entrance design.

The building is a short walk from Bank Underground Station (Central, Northern, Waterloo & City lines & DLR), Liverpool Street (London Overground, TfL Rail, Central, Circle, Hammersmith & City, Metropolitan & Elizabeth Line), Moorgate (Northern, Elizabeth Line & Mainline), St Paul's (Central) and Mansion House stations (Circle & District).





95 Gresham Street



View West from the 4th Floor



View South East from the 4th Floor



95 Gresham Street



The
Fourth
Floor

The Fourth Floor

This newly available floor has been comprehensively refurbished with a contemporary hybrid ceiling system.

The floor benefits from no internal columns and a typical Atrium to window depth of 11m.

13,413 sq ft

1,246 sq m (NIA)

4 - Pipe fan coil air conditioning

New hybrid ceiling with integral LED lighting

Raised floor (150mm overall)

2.7m floor to ceiling height

Occupancy ratio: 1 person: 10 sq m

EPC Rating C (57)

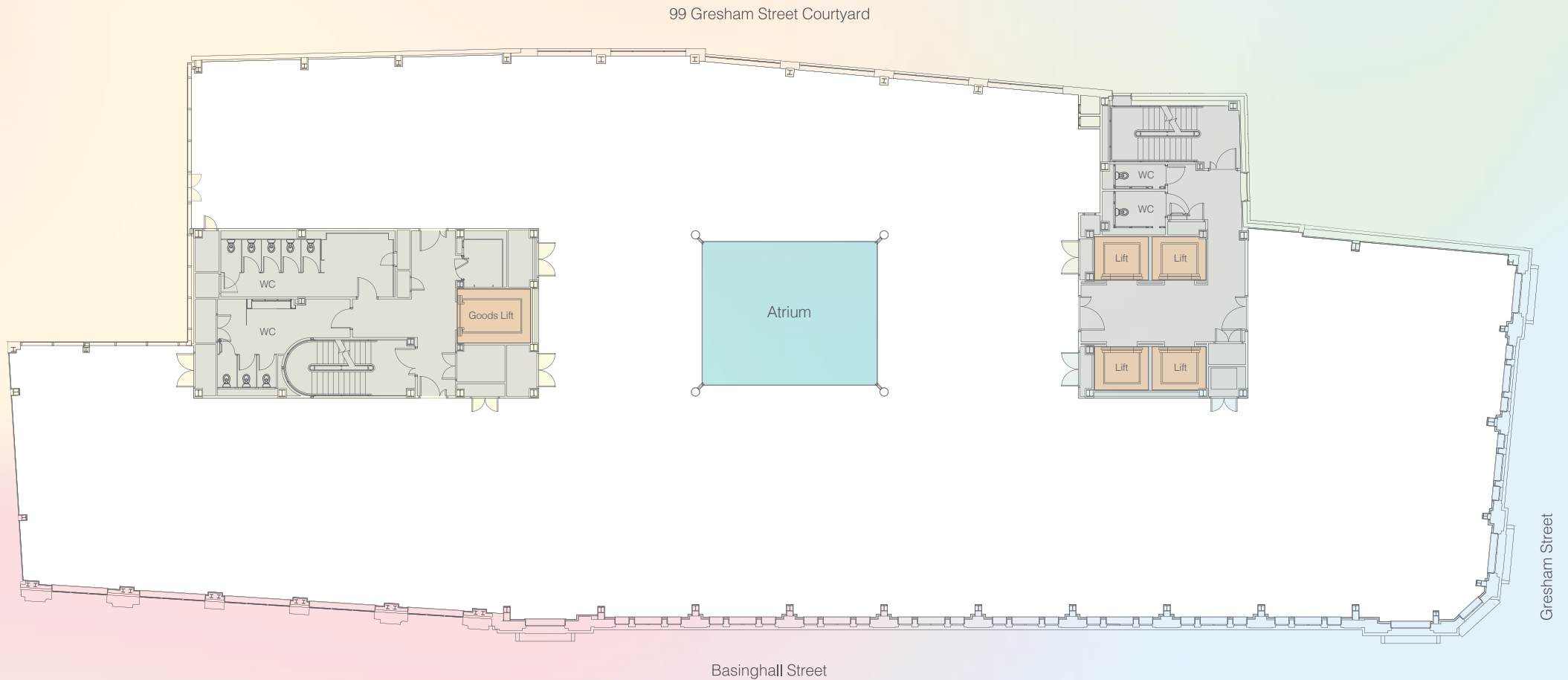
6 x Dual use shower & changing rooms

4 x 13 Person passenger lifts

47 Cycle spaces & repair station

24 Hour access

1 x 2,000 kg (26 person) Goods lift accessed from Basinghall Street



Gresham Street environs offer round-the-clock amenities to suit every lifestyle - from speciality coffee and craft beer pubs to sophisticated restaurants and bars.

The area has also attracted many of London's best fitness and health brands.



Gymbox



Soho Coffee House



Cabotte



HOP Vietnamese



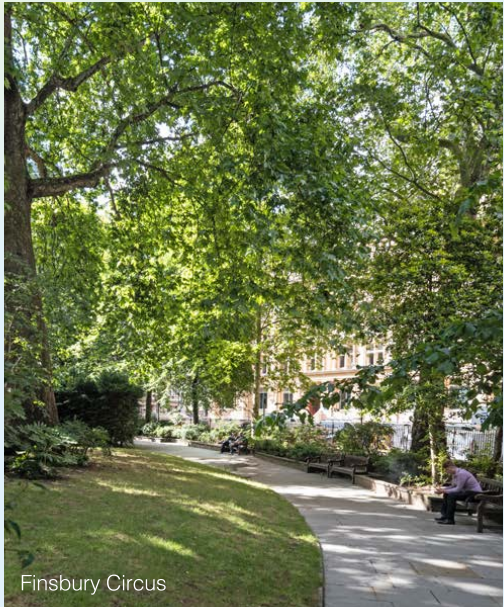
The Ned



1 Lombard Street



The Anthologist



Finsbury Circus



Fortnum & Mason



The Grind



The Hawksmoor



Digme



Coya



enoteca da Luca

Located in the heart of the City core, 95 Gresham St is a short stroll from many key transport hubs. Exceptional connectivity allows workers to enjoy the benefits of balancing business and lifestyle thanks to its privileged location.

Bank Station links London's key North-South and East-West lines with connections to London's primary mainline stations, and the West End less than a 10 minute journey away. With Moorgate and Liverpool Street stations, providing access to a range of London Underground, Elizabeth Line and Mainline services.



The Ned



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Lease: new lease by arrangement
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Guide Rent: £POA
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Estimated Business Rates: £26.34 per sq ft
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Estimated Service Charge: £12.99 per sq ft
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For more information, please get in touch

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