

## 20 GRACECHURCH STREET, LONDON EC3



### LOCATION

**20 Gracechurch Street** is located at the junction of Gracechurch Street with Lombard Street and is strategically positioned between The City's financial and insurance districts. The 300,000 sq ft 17-storey Grade A office building was comprehensively refurbished and the lower four floors reclad with a new Portland stone facade.

### ACCOMMODATION

**Part 5<sup>th</sup> floor: 5,952 sq ft (552.95 sq m) <sup>\*1</sup>**

The available premises comprise a suite of newly refurbished open plan offices fronting onto Gracechurch Street and are accessible directly off the fifth floor lift lobby which is served by 4 (16 person) passenger lifts.

### SPECIFICATION & AMENITIES

Four pipe fan coil air-conditioning | 2.95m floor to ceiling height | 200mm raised floor | Suspended ceiling with integral T5 fluorescent lighting | 4 passenger lifts | Goods lift | An allowance for carpets and floor outlet boxes will be provided

### TERMS

**Lease:** A new 5 year lease (drawn on effective FR&I terms) outside the Landlord & Tenant Act 1954

**Quoting Rent:** £58.00 per sq ft

**VAT:** The building is elected for VAT

**Business Rates:** Estimated at £17.25 per sq ft for 2013/14 <sup>\*2</sup>

**Service Charges:** Estimated at £10.92 per sq ft

### CONTACT

For further information or to arrange a viewing, please contact:

**Nick McCalmont-Woods, McCalmont-Woods**

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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 representation of fact, but may satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT.

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<sup>\*2</sup> Prospective tenants should satisfy themselves as to the likely rates payable by contacting the relevant local rating authority (City of London)



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