

55

GRACECHURCH ST  
LONDON EC3





# A VISUALLY POWERFUL BUILDING IN THE HEART OF THE CITY

55 Gracechurch Street is arranged over basement, ground and 6 upper floors and provides a total of 64,071 sq ft.

Cushman & Wakefield are marketing the whole of the 5th floor, which comprises a total of 7,855 sq ft of

newly refurbished, category 'A' office accommodation. The building's reception area has also undergone a refurbishment, with the provision of a new reception desk, lighting and furniture.



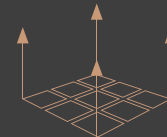
Fully refurbished  
category A specification



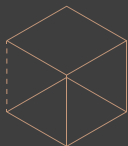
New VRF  
air-conditioning system



New integrated LG7  
compliant lighting



New 150mm  
raised floor



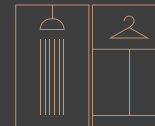
2.6m  
floor-to-ceiling height



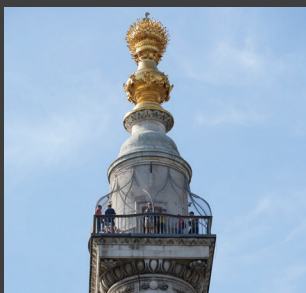
Newly refurbished  
reception area



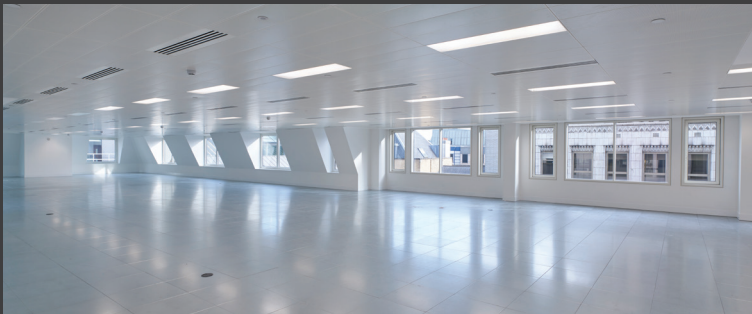
Secure car-parking  
and bicycle storage



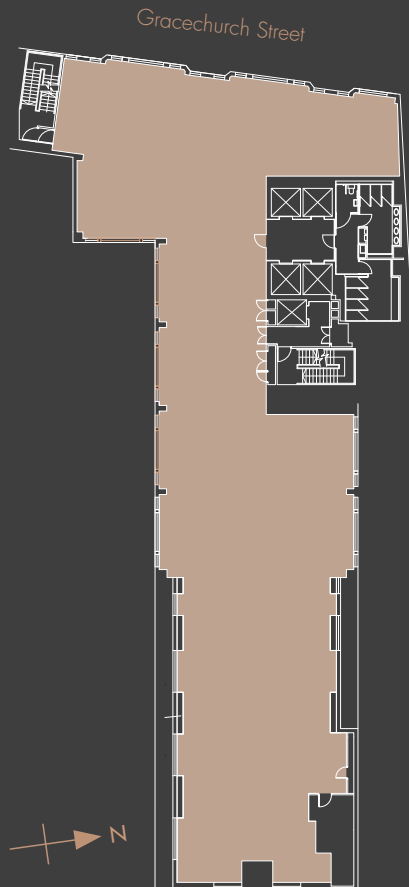
Tenant shower and  
changing facilities



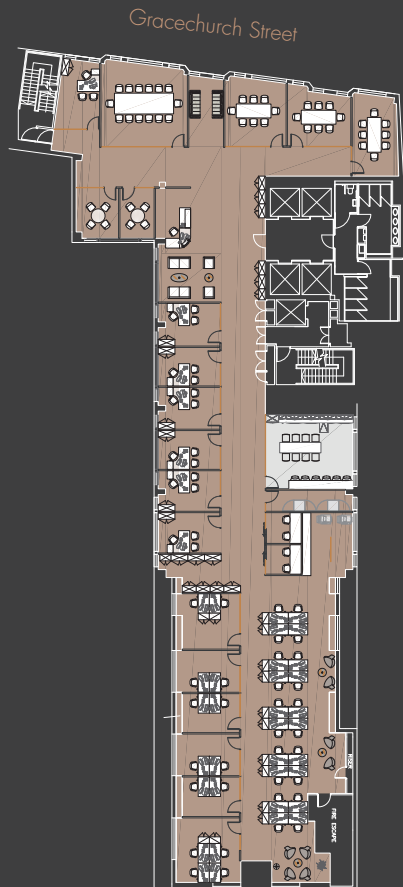
# NATURALLY BRIGHT SPACE



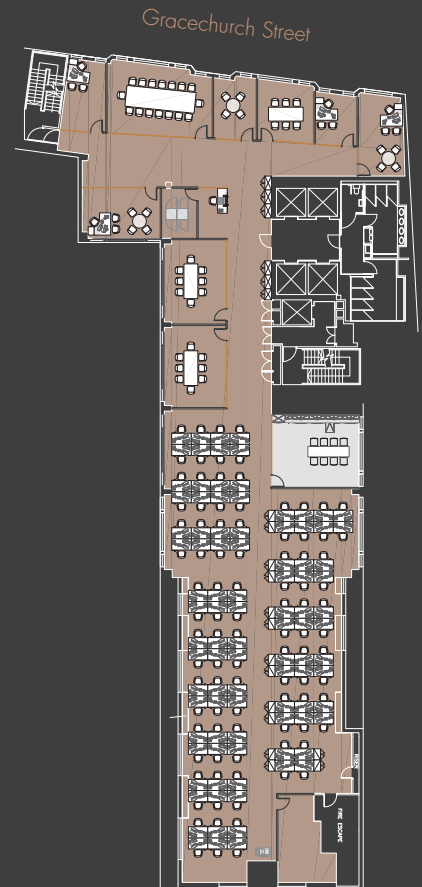
5TH FLOOR PLAN – 7,855 SQ FT (729.7 SQ M)



Clear Plan



Cellular Layout  
Occupational Density 1:17



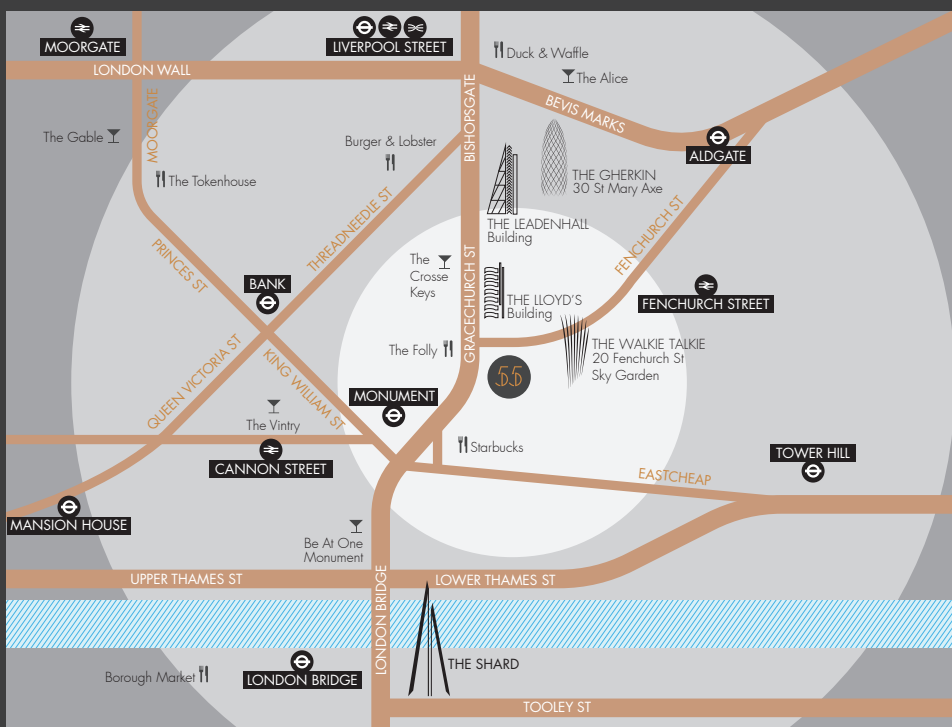
Corporate Layout  
Occupational Density 1:8

# PROMINENTLY LOCATED AND EASILY ACCESSIBLE

55 Gracechurch Street is prominently located in the east of the traditional City core, in close proximity to Lloyd's building and Monument.

It is an area which historically appeals to financial, insurance, legal and professional sectors. Public transport links are excellent with Bank, Monument, Liverpool Street and Fenchurch Street stations all within a few minutes' walk of the property.

The surrounding area also provides an eclectic mix of retail, leisure and food & beverage amenities. The building benefits from having a Fitness First gym located within the basement floors.



- 5 minutes
- 10 minutes
- 15+ minutes

## STATION

MONUMENT	FENCHURCH STREET
BANK	MANSION HOUSE
TOWER HILL	MOORGATE
CANNON STREET	LONDON BRIDGE
ALDGATE	LIVERPOOL STREET

[55gracechurchstreet.com](http://55gracechurchstreet.com)

## Terms

Upon application

## Viewing

By appointment through sole agents

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