



AVAILABLE TO LET

40 Gracechurch Street, EC3

Service Office

2nd Floor - 4,000 Sq Ft

Ground Floor - 2,000 Sq Ft

VR Walk Through: <https://www.landmarkspace.co.uk/locations/london-gracechurch-st/>

**JAMES ANDREW
INTERNATIONAL**

Harry Blanshard

hblanshard@jamesandrew.co.uk

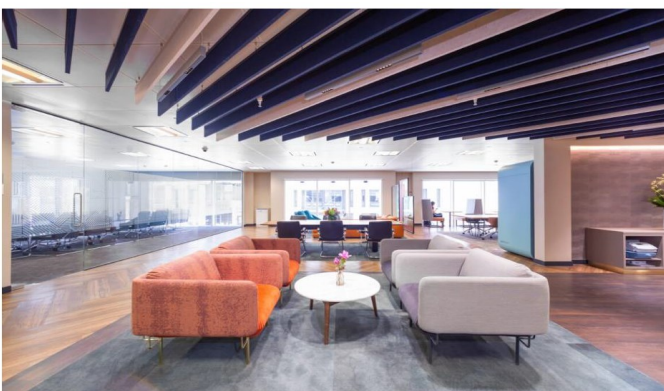
t. 02031416602 m. 07721738337

Lisa Moran

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40 Gracechurch Street, EC3



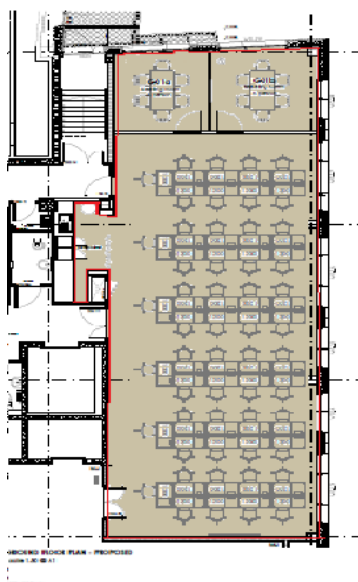
Licences from 12 months

Highlights

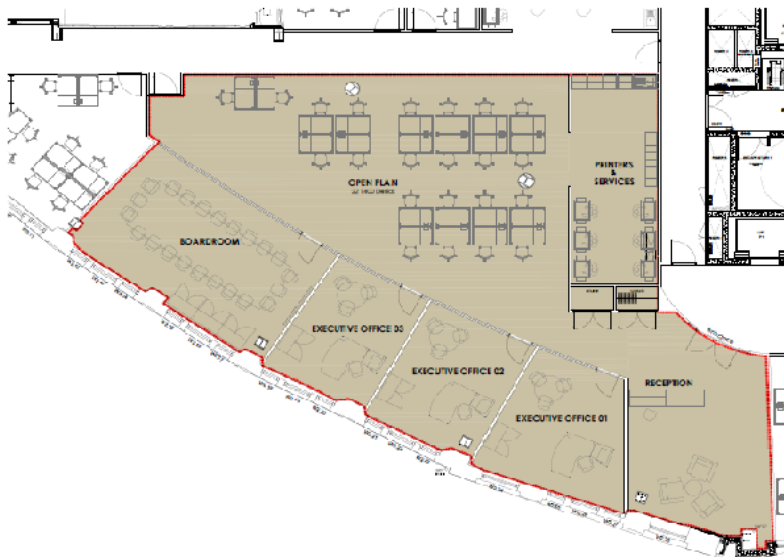
- Prominent building in the heart of the City.
- Both units come fully fitted out
- No dilapidations at the end of your term
- Commissionaire
- 24 hour access
- Secure bike storage
- Passenger lift

Availability

Floor	Unit	Size (Sq Ft)	Price (All Inclusive)	Current Configuration	Max Desks	Availability/
2nd	Office 200	4,000	£69,881	22x Desks 3x Exec offices 22 Person boardroom	86	Available
Ground	GF	2,000	£30,791	Self Contained 40x Desks 2x 4 Person meeting rooms	43	Available



Ground Floor



2nd Floor

40 Gracechurch Street, EC3

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Amenities



24/7 Access



Bike Racks



Climate Control



Club Space



High Speed Internet



Kitchen Facilities



Local IT support



Meeting Rooms

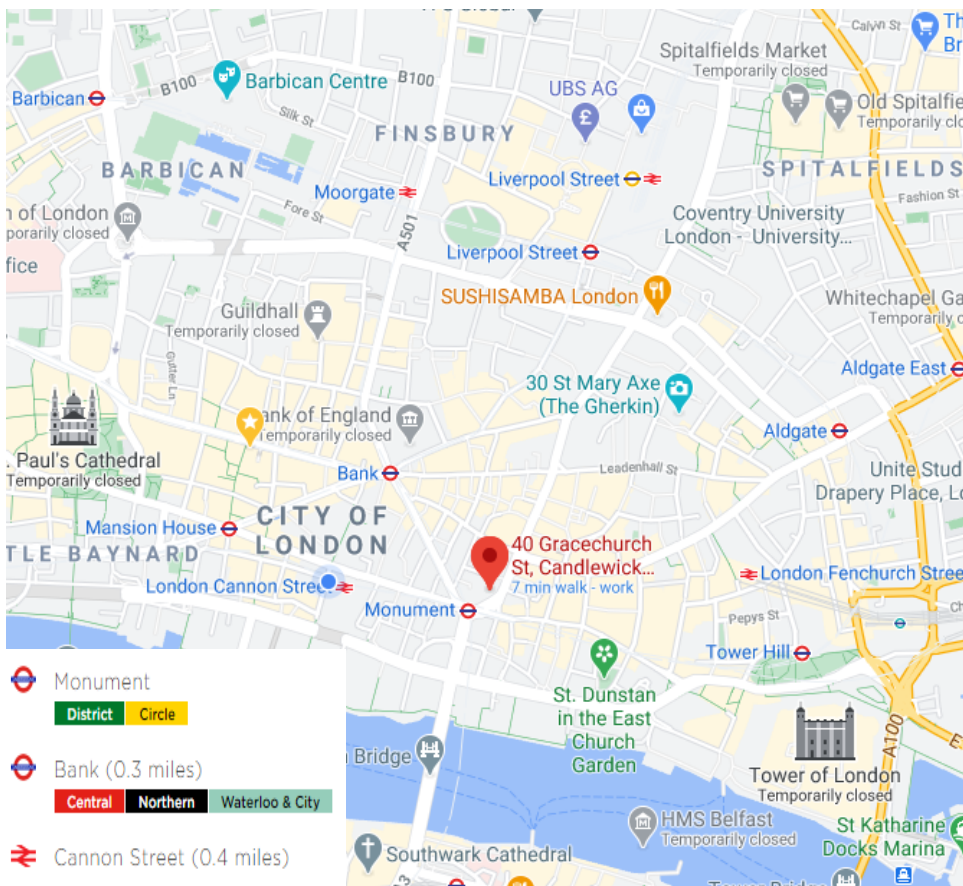


On-site Security



Showers

Location



Contact us

James Andrew International

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London

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Linked in



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Joint Agents

Colliers International

Jamie Nurcombe/ Chris Commis

020 7935 4499

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