

City of London, EC2V

1 Gresham Street

Class E Opportunity – Subject to Vacant Possession



Location

The subject property is prominently located on the corner of Gresham Street and St. Martins Le Grand, in close proximity to Cheapside and One New Change.

Nearby occupiers include Greene King, Saint Espresso, Manicomio, Coco di Mama, Tesco Express, Barry's and Caffe Nero.

Demise

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

Ground Floor	1,287 sq ft	119.6 sq m
Basement	1,375 sq ft	127.7 sq m
Total	2,662 sq ft	247.3 sq m

Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

£80,000 per annum exclusive

Rates

Rateable Value	£83,500
Rates Payable	£42,752 p.a.

Interested parties are advised to make their own enquiries through the City of London on 020 73332 1318.

EPC

Available upon request.

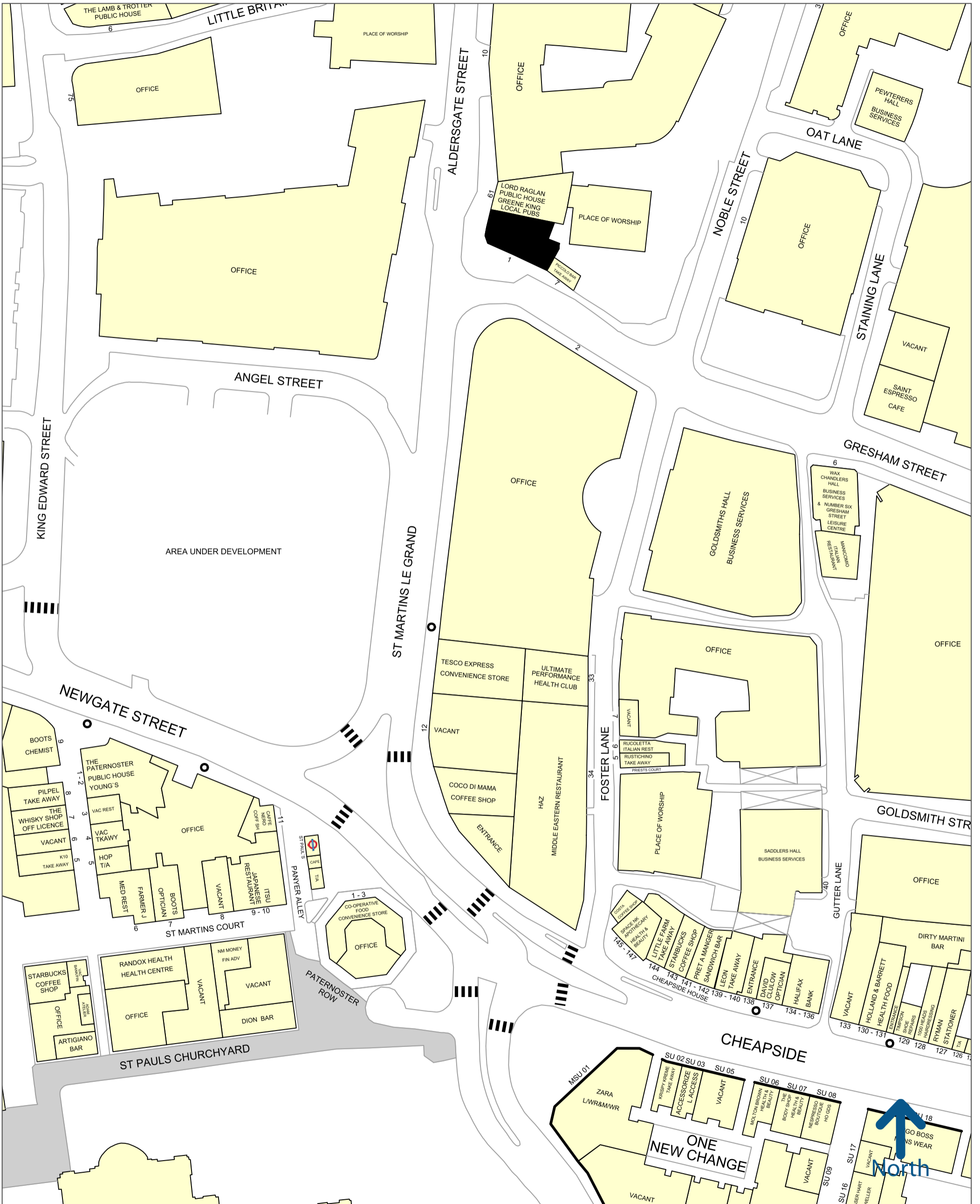
For further information or to arrange a viewing please contact:

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