



## 46 Gresham Street, Part of Gresham Street Estate, London, EC2V 7AY

High Quality Fully Fitted and Furnished Office Floors  
Located Opposite the historic Guildhall

### Summary

Tenure	To Let
Available Size	890 sq ft / 82.68 sq m
Rent	£57.50 per sq ft
Service Charge	£17.10 per sq ft Relating to Y/E 31st March 2026
Rates Payable	£18.51 per sq ft
Rateable Value	£31,750
EPC Rating	C (63)

### Key Points

- Excellent City core location
- High quality CatB office accommodation
- Fibre enabled (via Colt)
- New flexible lease directly from the Landlord

# 46 Gresham Street, Part of Gresham Street Estate, London, EC2V 7AY

## Summary

Available Size	890 sq ft
Rent	£57.50 per sq ft
Rates Payable	£18.51 per sq ft
Rateable Value	£31,750
Service Charge	£17.10 per sq ft Relating to Y/E 31st March 2026
VAT	Applicable
Legal Fees	To be confirmed
EPC Rating	C (63)

## Description

The period style property which forms part of Gresham Street Estate, is located in the City core and just a short walk from the Royal Exchange, Bank of England and St Paul's.

## Location

Surrounded by a variety of high quality retail, including banks and eateries in nearby Cheapside and New Change. These include Cabotte, The Anthologist, Goodmans, Soho Coffee Co, Costa Coffee and Pret a Manger. The property is also a short walk from the historic building which now houses The Ned and which offers a large selection of high end restaurants and also a Hotel.

The property is served by a number of transport options, located just a short walk in any direction from an underground station, which include Moorgate to the north, St Paul's to the west, Cannon Street to the south and Bank to the east.

## Accommodation

The accommodation comprises the following areas.

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
2nd	890	£57.50	£18.51	£17.88	Available

## Specification

Fully fitted space with large boardroom and modern kitchenette.

Air-conditioning

LED suspended lighting

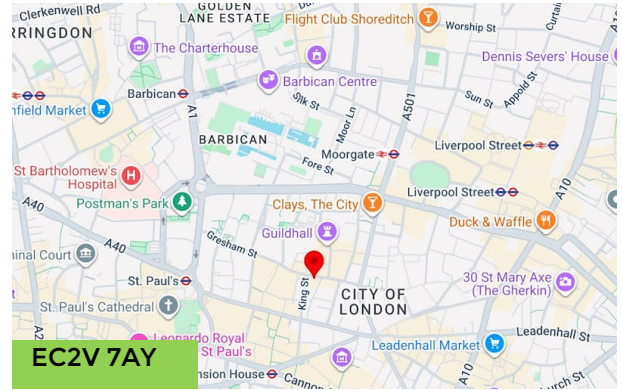
Passenger lift

## Viewings

By appointment only, via joint sole agents, Kinney Green and Gryphon Property Partners.

## Terms

Available on a new flexible lease directly from the Landlord, for a term to be agreed.



## Viewing & Further Information

**Jo Gospage**

0207 643 1506 | 07887 571453

J.gospage@kinneygreen.com

**Charles Fogg**

0207 643 1532 | 07841782124

c.fogg@kinneygreen.com

**Jeremy Trice (Gryphon Property Partners)**

07798636599

jeremy.trice@gryphonpropertypartners.com