

TO LET
FULLY FITTED, PLUG AND PLAY OFFICE FLOOR
16,864 SQ FT - 34,327 SQFT

5TH FLOOR 65 GRESHAM STREET EC2V 7RF

65 Gresham Street

Located in the heart of the City of London 65 Gresham Street benefits from a variety of restaurants, shops and bars that create a vibrant place to work as well as it being a financial hub for global business.



Aldermanbury Entrance

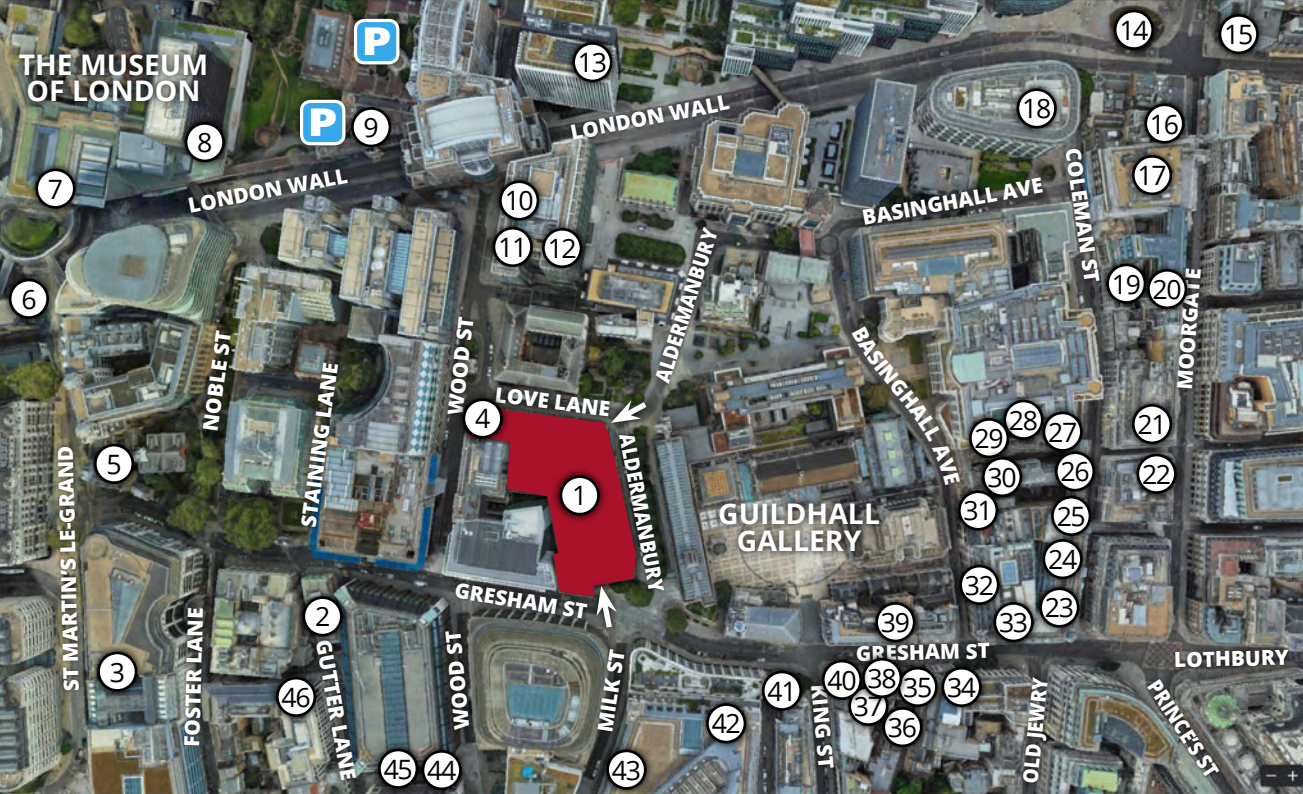


The building is situated close to major transport links, including Bank, Mansion House, St Paul's and Moorgate stations, providing access to a number of tube lines, National Rail services and Cross Rail. Liverpool Street Station is also just a short 10 minute walk.

Places of note nearby:

- St Paul's
- Bank & The Royal Exchange
- One New Change shopping centre & restaurants
- Farringdon & Smithfield Market
- 10 minute walk to Leadenhall Market





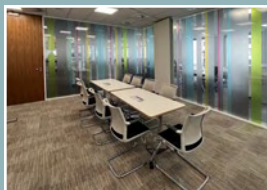
- | | |
|-----------------------------|------------------------------|
| 1 65 Gresham Street | 24 K10 Modern Japanese |
| 2 Manicombo | 25 Black Sheep Coffee |
| 3 Tesco Express | 26 32 Cafe Coleman |
| 4 Slug & Lettuce | 27 Alfredo's |
| 5 Lord Raglan | 28 News & Chews |
| 6 Pret | 29 Nusa Kitchen |
| 7 Benugo | 30 El Vino |
| 8 Rice Guys | 31 Hawksmoor - Guildhall |
| 9 City News | 32 Guild Wine Bar |
| 10 Wrap It Up! | 33 Costa Coffee |
| 11 Pret | 34 Drake & Morgan |
| 12 Open Link | 35 Apostrophe |
| 13 Barbie | 36 City Caphe |
| 14 Rosslyn Coffee | 37 Cabotte |
| 15 Cafe Verona | 38 Bar Battu |
| 16 The Roasting Party | 39 Peony |
| 17 Clays | 40 The Trading House |
| 18 Chineham Shopping Centre | 41 Pret |
| 19 Pret | 42 V69 Coffee |
| 20 Benugo | 43 Pizza Express |
| 21 The Gable | 44 Dirty Martini - St Paul's |
| 22 Co-op | 45 Black Sheep Coffee |
| 23 Digma Gym | 46 Barry's Gym |

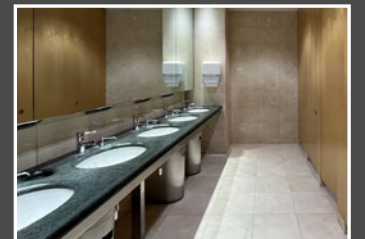
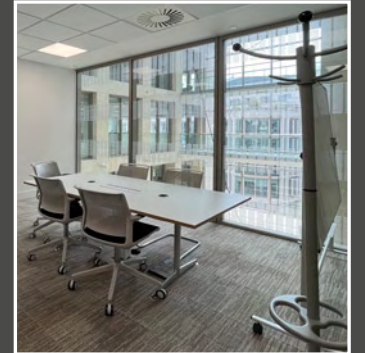
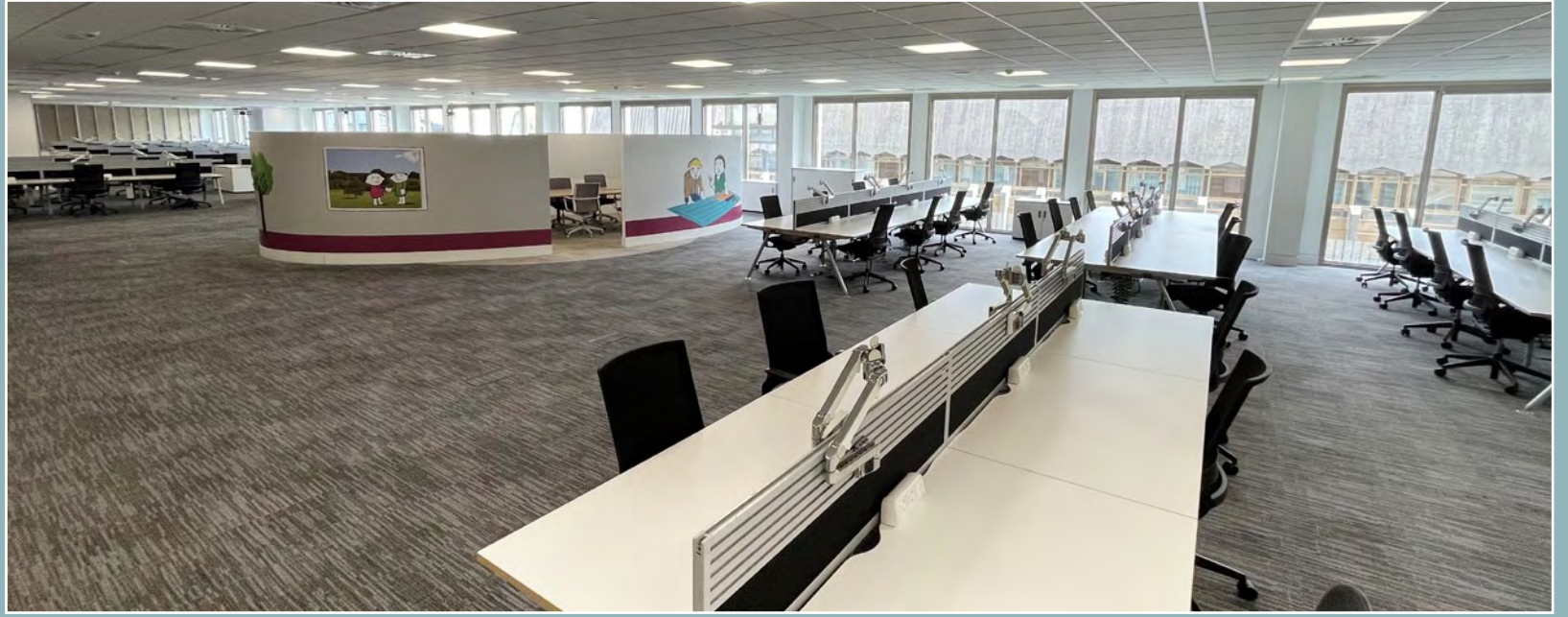
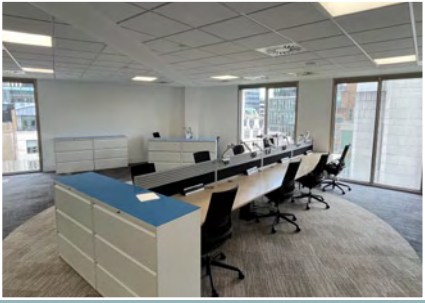


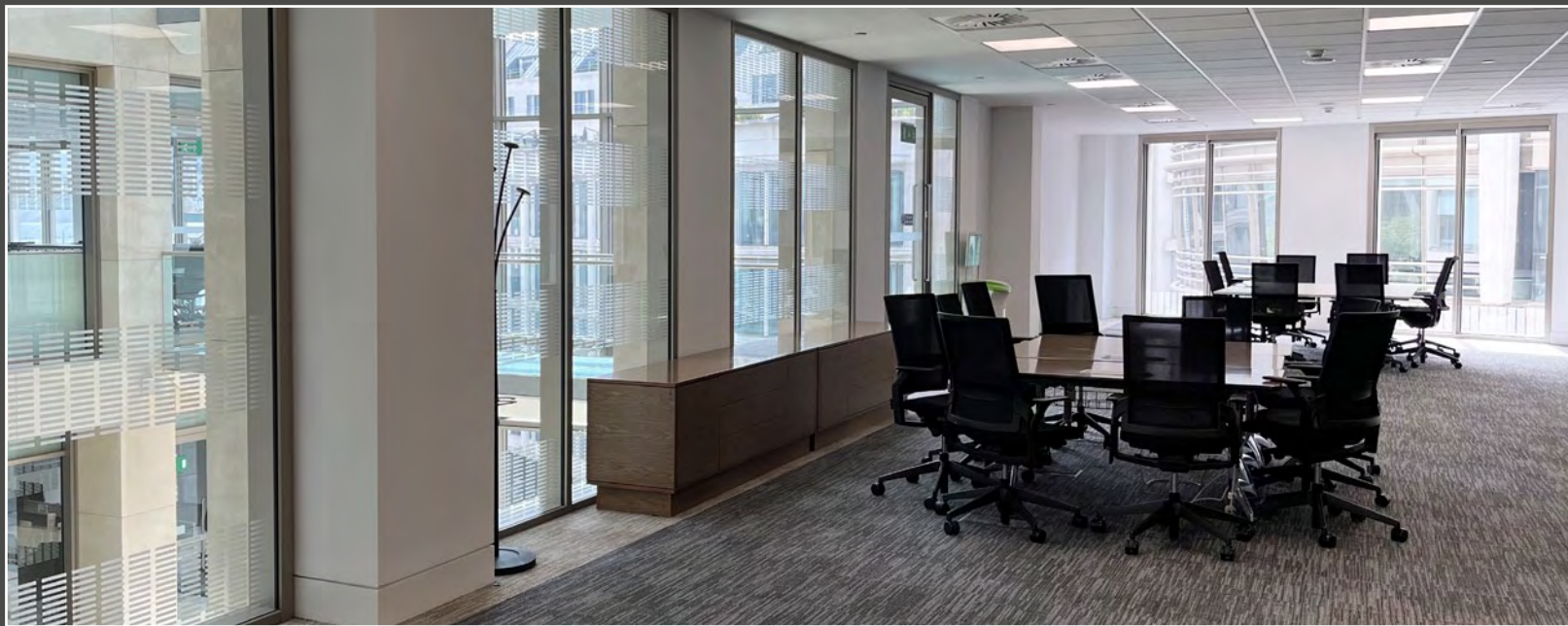


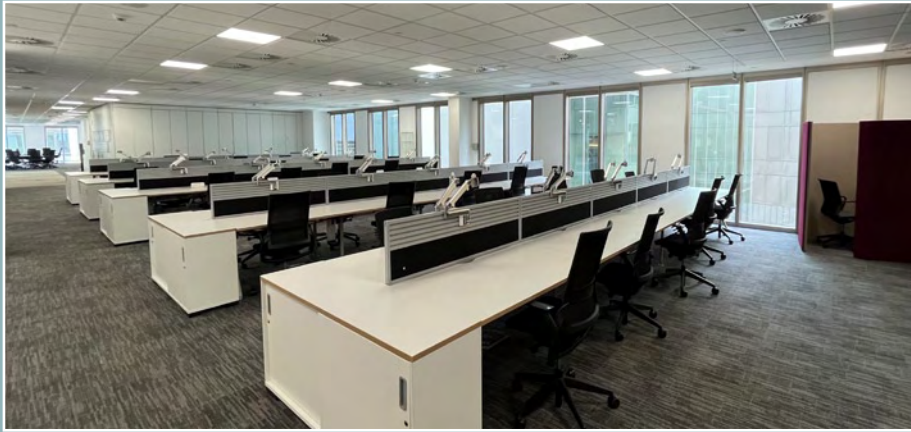
65 Gresham Street

- Largely open plan
- 446 desks
- 12 meeting rooms
- 2 print rooms
- Floor plate can be split into 2 demises
- 4 pipe fan coil air conditioning system
- All structured cabling is in situ
- 2x Kitchen
- 2x Break out area
- 2x collaboration zones
- 2x comms rooms
- Internal atriums bringing in natural light
- Male and Female WCs
- 2x DDA complaint WCs
- CAT5e wiring
- Bike racks
- Showers
- 4x 16 person lifts at the Gresham Street entrance
- 6x 24 person lifts at the Aldermanbury entrance
- EPC - C



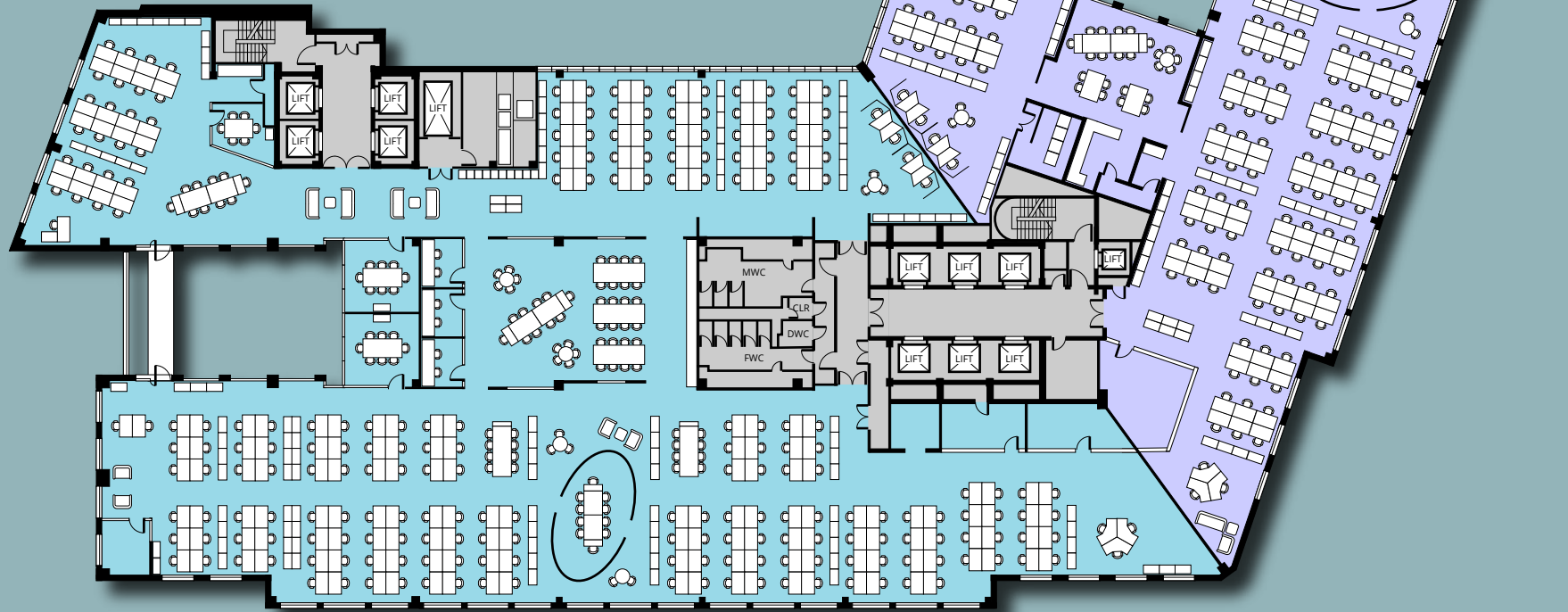


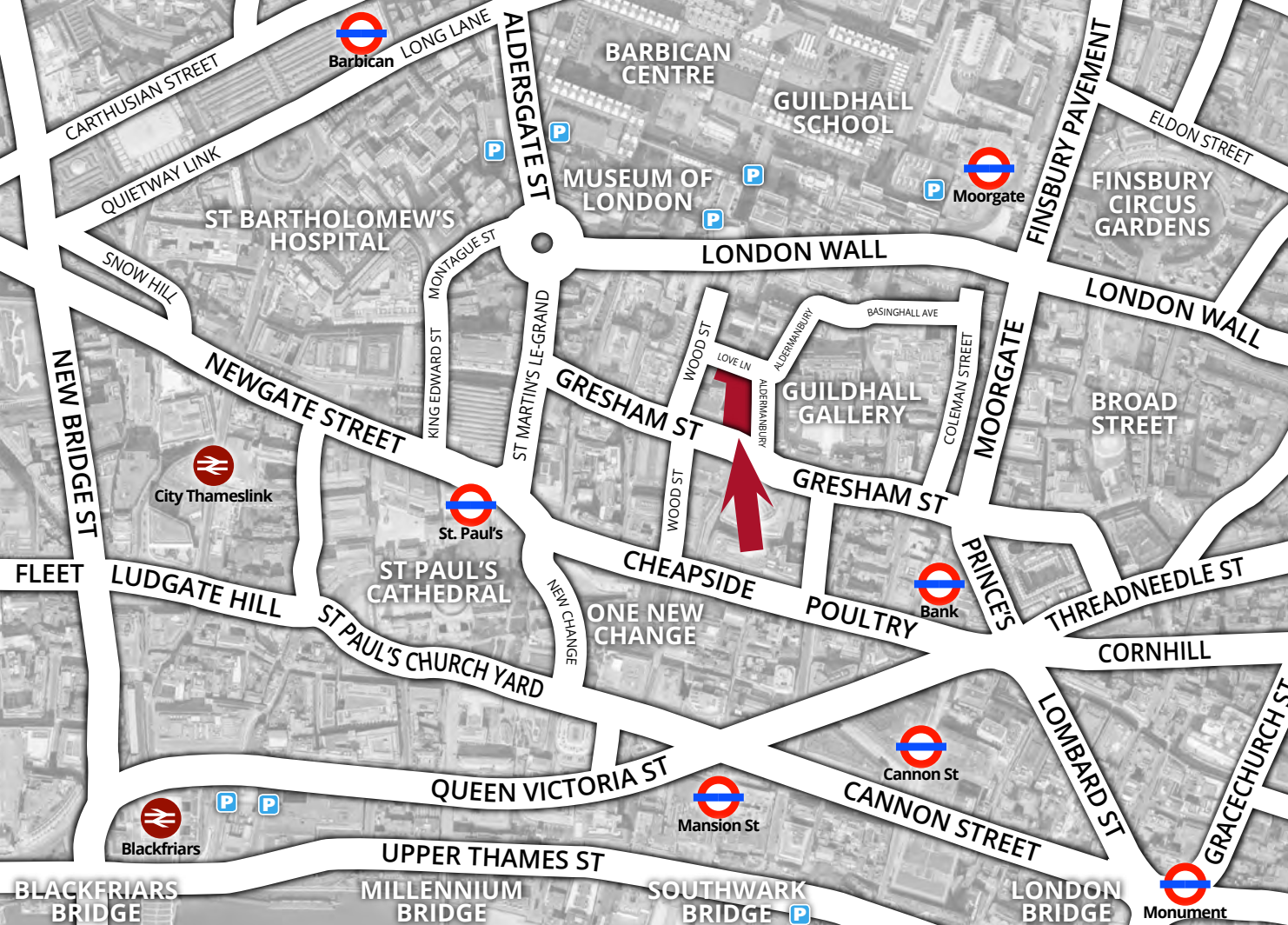




16,864 - 34,327 sq.ft. /
1,566.72 - 3,189 sq.m. (NIA approx.)

- Area A 16,848 sq ft
- Area B 17,479 sq ft





Terms

- Grant of a new sublease to expire June 2025
- Assignment of existing lease to expire June 2025
- By way of a new lease direct with the landlord

Financials

- Net Effective Rent - £44.37 per sq.ft. p.a.x.
- Business Rates (22/23) - £24.00 per sq.ft. approx.
- Service Charge - £12.69 per sq.ft. approx.



Viewing

To view please contact the sole agent GL Hearn:

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GL Hearn
Part of Capita plc

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