

1 AMERICA SQUARE - PART 11TH FLOOR, 5,116 SQ FT

AVAILABLE SHORT TERM

LONDON, EC3N 2L



DESCRIPTION

1 America Square is a landmark 14 storey City office building of c.230,000 sq ft. Tenants include Chubb European Group, Dare International, Miles Smith and BT Pension Scheme Management. The Part 11th floor comprises 5,116 sq ft of mostly open plan office space, and is partially fitted with 5 meeting rooms, a kitchen, and 2 small executive offices.

LOCATION

The building is in an area popular with financial, shipping and insurance occupiers (being only 400m from the Lloyd's of London). There are numerous hotels, leisure and retail offerings in the near vicinity. Nearby Mainline Rail and London Underground Stations include Fenchurch Street, Tower Hill, Bank and Liverpool Street.

ACCOMMODATION

FLOOR

Part 11th

AREA

5,116 sq ft

TOTAL

Floor area subject to measurement

5,116 sq ft

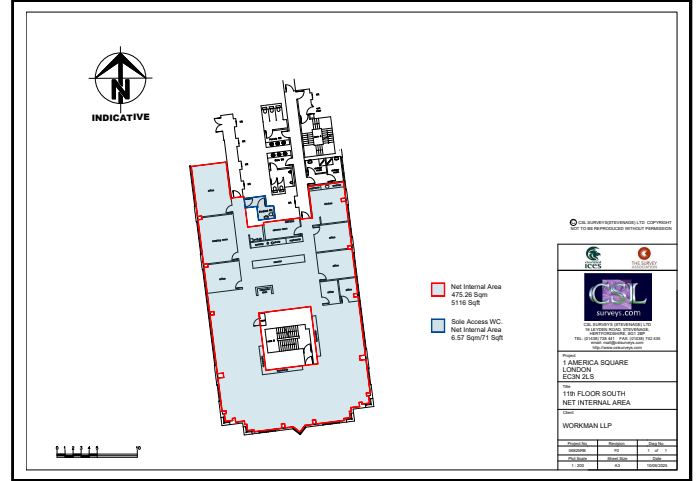
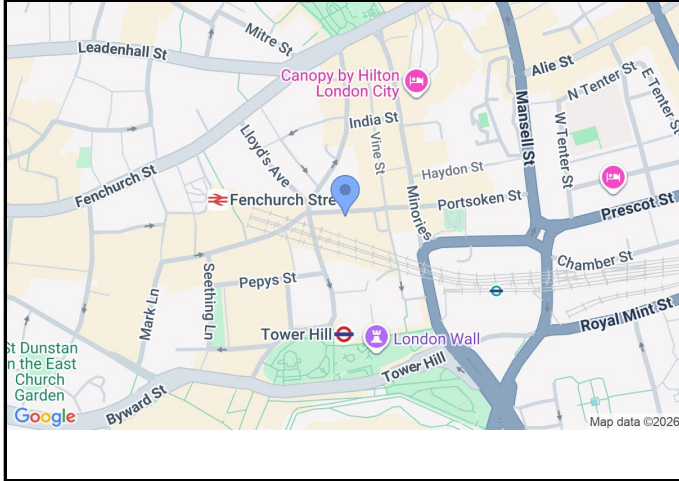
SPECIFICATION/AMENITIES

- VAV air conditioning
- 2.75m floor to ceiling
- Occupational density 1:8 sq m
- Good natural light
- Excellent views
- On-site conference facilities
- On floor WCs and showers
- 4 x 21 person passenger lifts

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GRYPHON
PROPERTY PARTNERS



TERMS

LEASE

New Lease for a term expiring February 2027

RENT

£25.00 per sq ft

RATES

£20.00 per sq ft (est)

SERVICE CHARGE

£16.20 per sq ft (est)

VAT

Not elected

VIEWING

Viewing strictly by prior appointment with Gryphon Property partners or our joint agent Newmark:

ISOBEL PAYNE ENQUIRIES

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Subject to Contract

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