



The Sixth Floor 10,109 sq ft offered as refurbished CAT A office space,
ready to occupy Q3 2025





95 GRESHAM STREET	
7	Synectech
6	
5	Kipster Cheymour
4	Menzies LLP
3	Marubeni Europe plc
2	Marubeni Europe plc
1	Fragomen LLP



95 Gresham Street is a high-quality office building in the heart of the City Core benefitting from close proximity to global retail brands and world-class amenities.

The sixth floor is set to be fully refurbished with the highest quality finishes, complementing the stunning reception.

The building is a short walk from Bank Underground Station (Central, Northern, Waterloo & City lines & DLR), Liverpool Street (London Overground, TfL Rail, Central, Circle, Hammersmith & City, Metropolitan & Elizabeth Line), Moorgate (Northern, Elizabeth Line & Mainline), St Paul's (Central) and Mansion House stations (Circle & District).

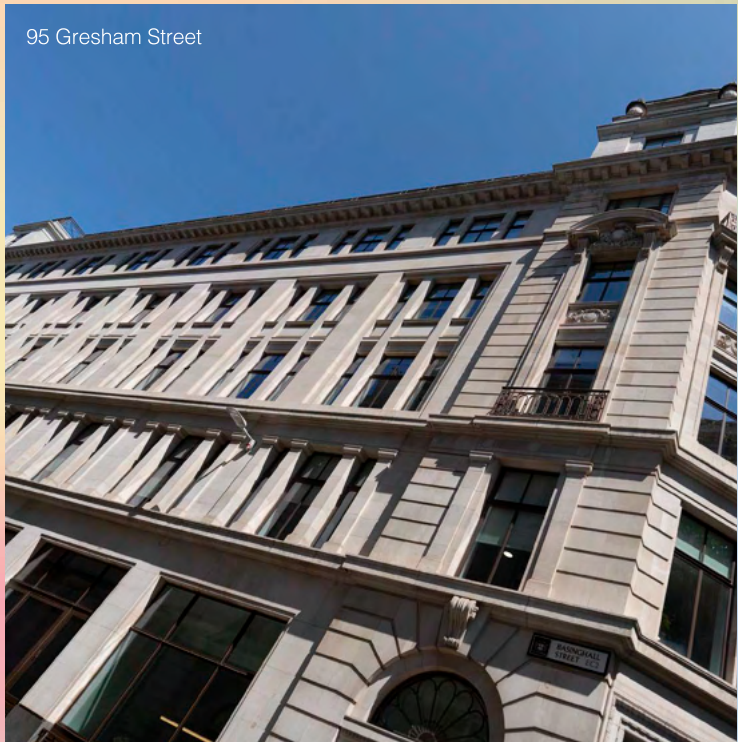




95 Gresham Street



View South West



95 Gresham Street



95 Gresham Street



The
Sixth
Floor

Image of 4th floor

The Sixth Floor

The floor benefits from no internal columns and a typical Atrium to window depth of 11m.

10,109 sq ft

939 sq m (NIA)

4 Pipe fan coil conditioning

New hybrid ceiling with integral LED lighting

Raised floor (150mm overall)

2.7m Floor to ceiling height

Occupancy ratio: 1 person: 10 sq m

EPC Rating C (57)

6 x Showers & changing rooms

4 x 13 Person passenger lifts

47 Cycle spaces & repair station

24 Hour access

1 x 2,000 kg (26 person) goods lift accessed from Basinghall Street



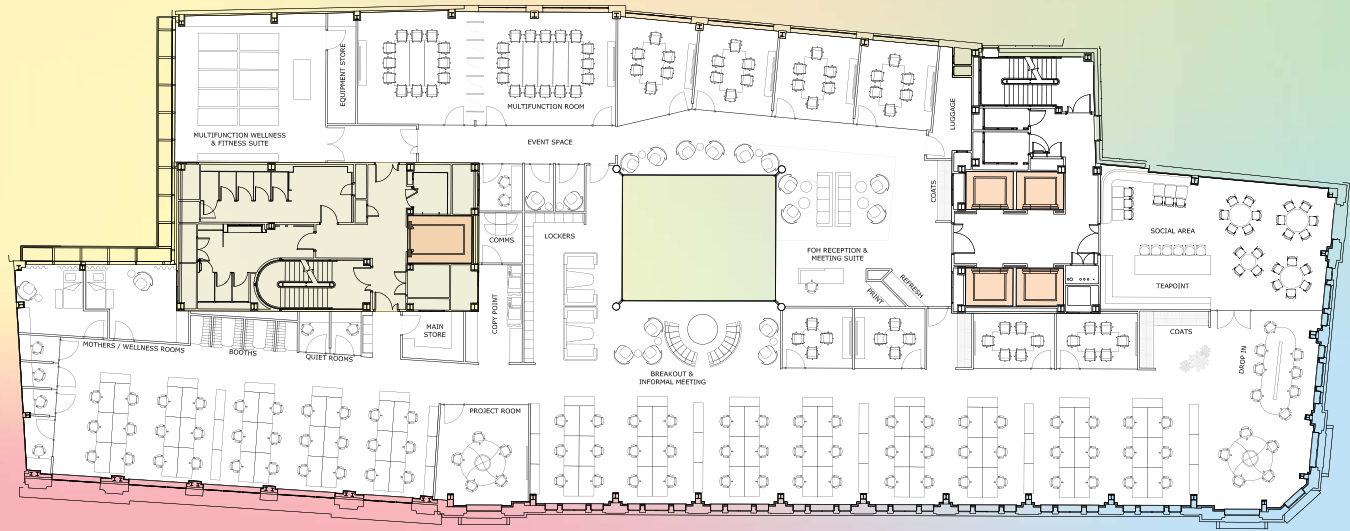
The Sixth Floor

10,109 sq ft

939 sq m (NIA)



LEGAL FLOORPLAN



CORPORATE FLOORPLAN

Gresham Street environs offer round-the-clock amenities to suit every lifestyle - from speciality coffee and craft beer pubs to sophisticated restaurants and bars.

The area has also attracted many of London's best fitness and health brands.



Gymbox



Soho Coffee House



Cabotte



HOP Vietnamese



The Ned



1 Lombard Street



The Anthologist



Finsbury Circus



Fortnum & Mason



The Grind



The Hawksmoor



Digne



Coya



Enoteca da Luca

Located in the heart of the City core, 95 Gresham St is a short stroll from many key transport hubs. Exceptional connectivity allows workers to enjoy the benefits of balancing business and lifestyle thanks to its privileged location.

Bank Station links London's key North-South and East-West lines with connections to London's primary mainline stations, and the West End less than a 10 minute journey away. With Moorgate and Liverpool Street stations, providing access to a range of London Underground, Elizabeth Line and Mainline services.





Lease: new lease by arrangement

Guide Rent: £72.50 per sq ft per annum

Estimated Business Rates: £26.34 per sq ft (year ending 2023)

Estimated Service Charge: To be confirmed

For more information, please get in touch

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