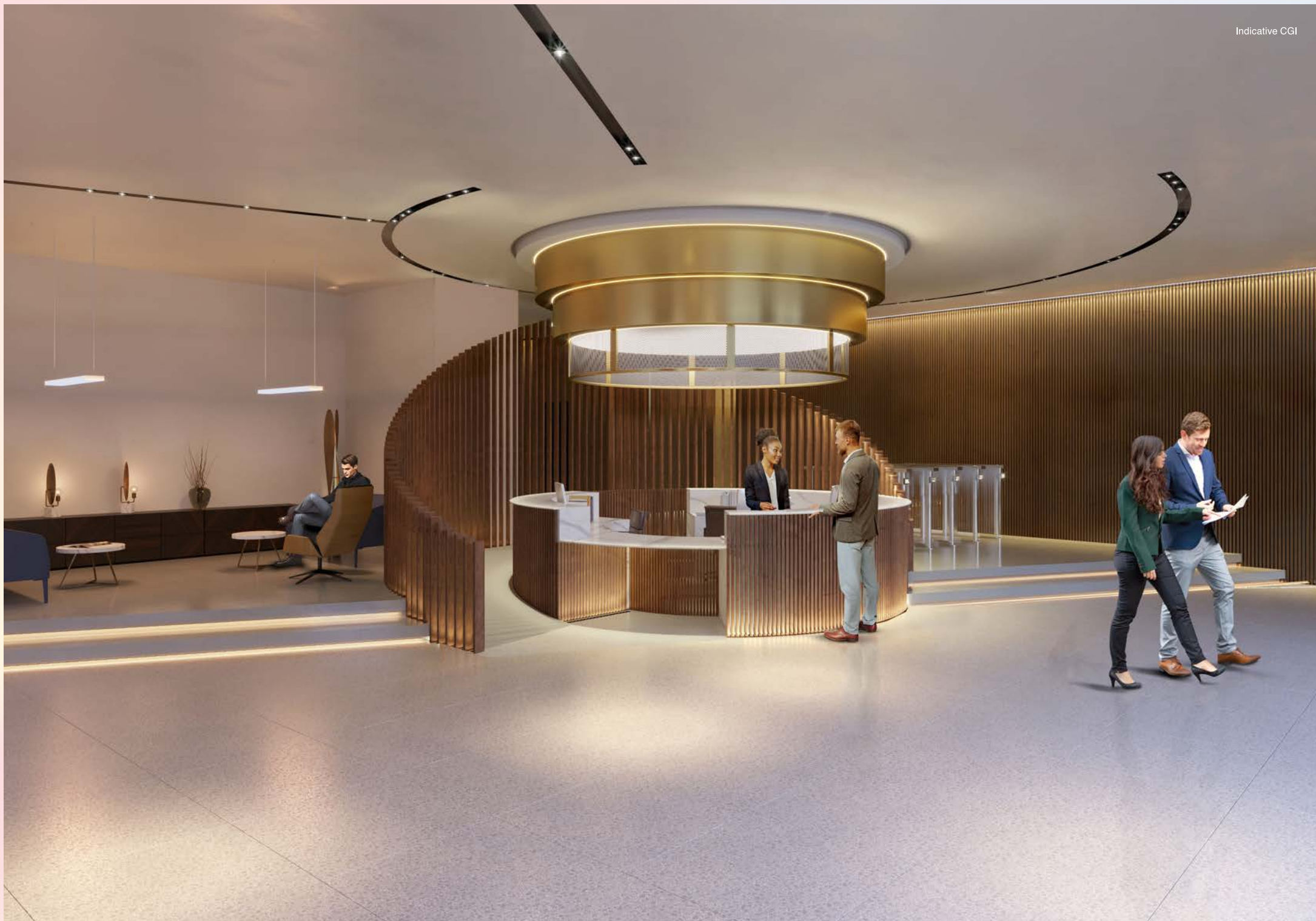


The Fourth Floor

13,398 Sq Ft newly refurbished
Cat A office space, ready to occupy now.





Indicative CGI

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 newly refurbished Fourth Floor, now ready for occupation, will be complimented by the addition of a stunning new reception and entrance design.

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).



Indicative CGI

The Fourth Floor

The Fourth Floor

This newly available floor has been comprehensively refurbished with a contemporary hybrid ceiling system.

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

13,398 sq ft

1,245 sq m

Newly refurbished CAT A office

4-pipe fan coil air conditioning

LED lighting

150mm floor void size

2.7m floor to ceiling height

Semi-exposed services ceiling finish

Occupancy ratio: 1 person: 10 sq m

EPC Rating C (57)

Reception & lift lobby refurbishment

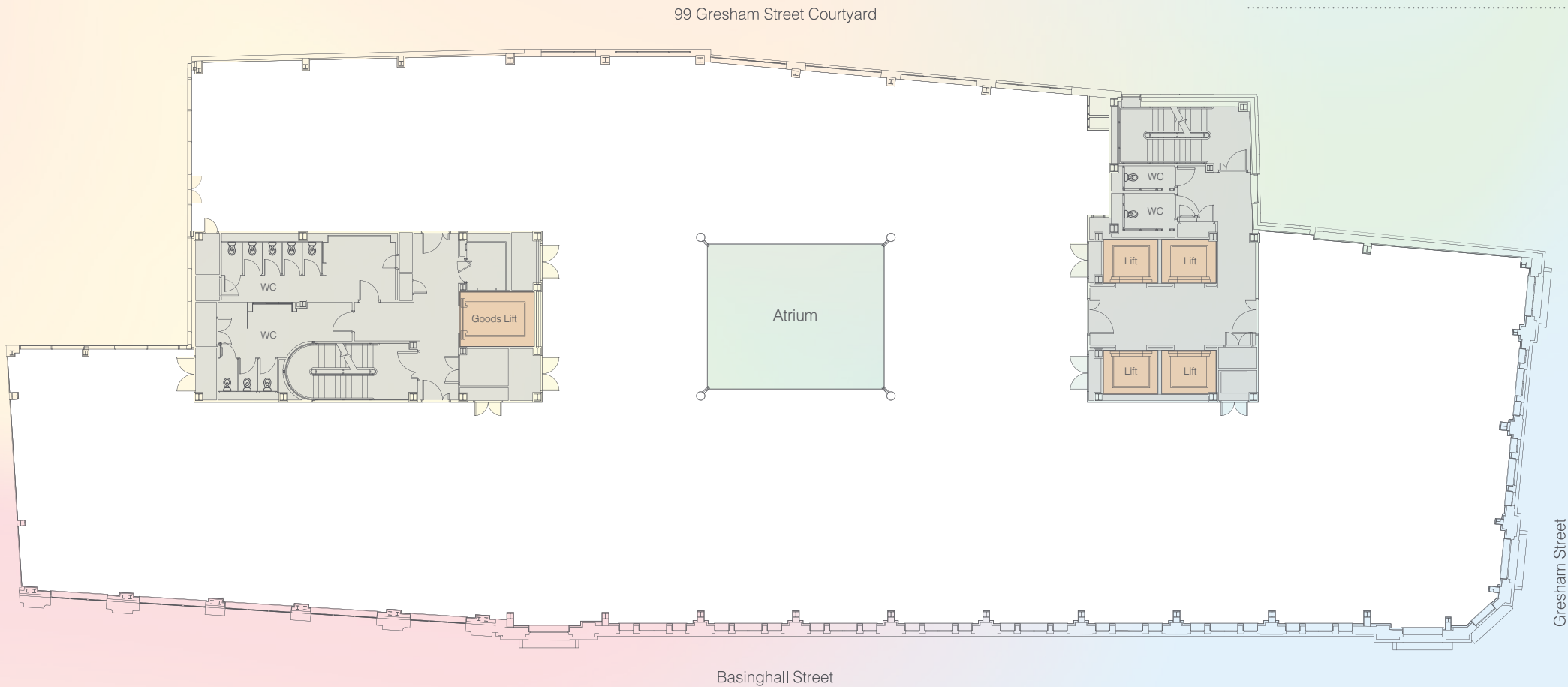
4 x 13 Person passenger lifts

6 x Dual use shower & changing rooms

47 cycle spaces & repair station

24 hour access

2,000 kg Goods Lift



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



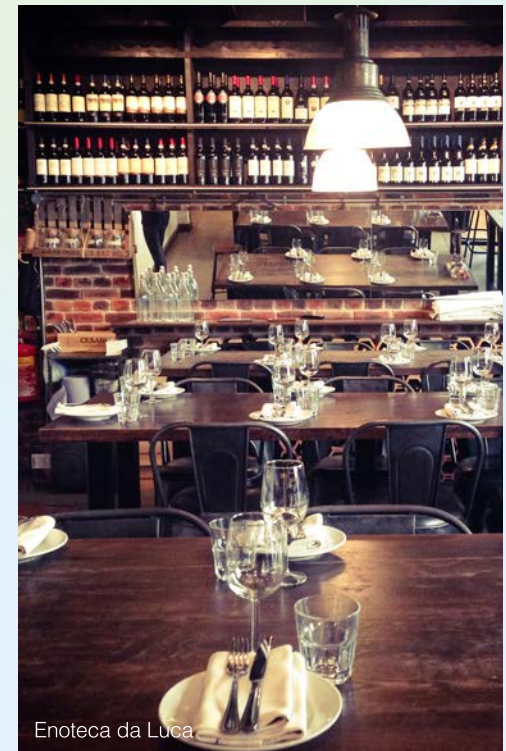
The Trading House



Digme



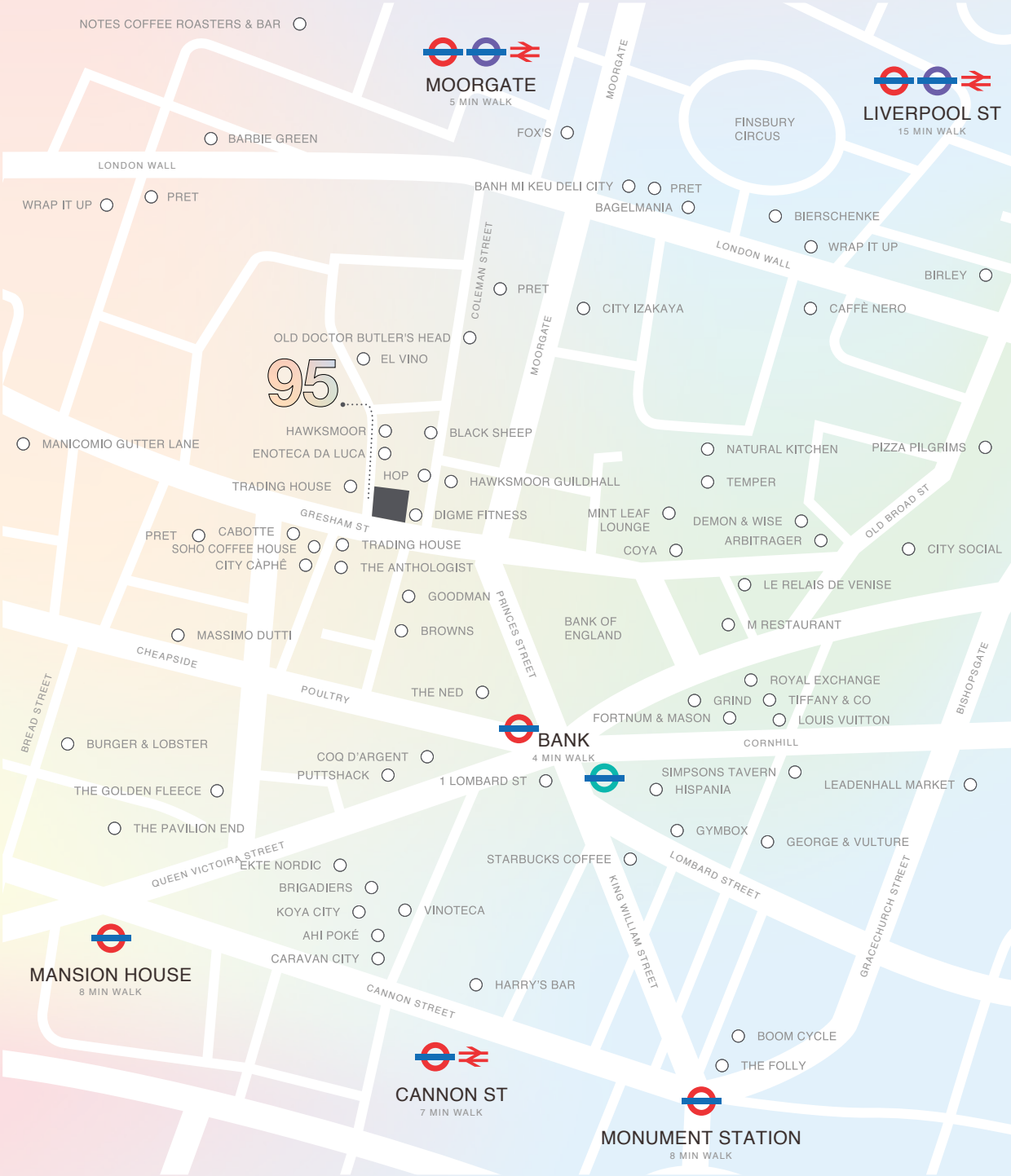
Coya



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.



.....
Lease: new lease by arrangement
.....

Guide Rent: £POA
.....

Rates: £26.34 per sq ft (£525/m2)
.....

Service Charge: £12.99 per sq ft
.....

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