

51 GRESHAM STREET, EC2

OFFICE SPACE

GROUND, 1ST
and 7th FLOORS

1,281 - 14,421
SQ FT
(1,340 SQ M)



51 Gresham Street is a well specified office building, situated in one of the premier business addresses in The City of London. The location benefits from excellent transport links with close proximity to Bank underground station (Central, Northern, Waterloo & City Lines and DLR interchange) and St Paul's underground station (Central Line).

For more information,
contact:

Katie Oliphant
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CB Richard Ellis
St Martins Court
10 Paternoster Rows
London
EC4M 7HP
T 020 7182 2000

www.cbre.co.uk

Lease: A new flexible sub lease is available for a term to expire in March 2016.

Quoting Rent: £29.50 per sq ft

VAT: No VAT is payable

Business Rates: £12.04 per sq ft

Service Charge: £11.00 per sq ft (estimated)

If required the 1st floor will be refurbished by the Sub Lessor alternatively funds are available for a Sub Lessee to undertake these works.

DISCLAIMER: CB RICHARD ELLIS

CB Richard Ellis on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of CB Richard Ellis has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all priced and rents are quoted exclusive of VAT.

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Specification:

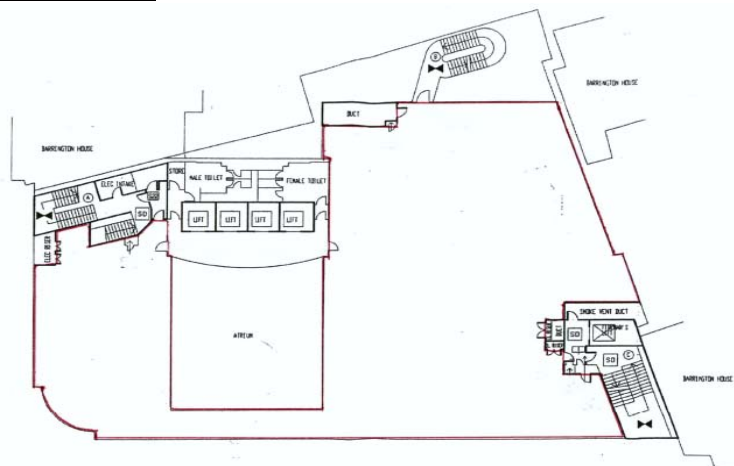
- Fitted out (majority open plan)
- Four pipe fan coiled air conditioning
- Enhanced raised floor (300mm)
- Enhanced floor to ceiling height (3.0m)
- Suspended ceiling
- 24 hour access and security
- Use of private gym, showers and changing facilities at basement level
- Conferencing and meeting room facilities are available on the lower ground and 7th floors.

Accommodation:

Floor	Sq Ft	Sq m	Available
7th	1,281	119	Now
1st *	8,740	812	Now
Ground	4,400	409	Now
Total	14,421	1,340	

* Floor can be split to provide approx 2,740 sq ft and 6,000 sq ft.

1st Floor Plan



Plan not to scale and to be used for indicative purposes only

Subject to Contract – September 2009

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